

THE CITY OF TORONTO

Clerk's Department

Minutes of the Urban Environment and Development Committee

Monday, November 2, 1998.

The Urban Environment and Development Committee met on Monday, November 2, 1998, in Committee Room A, 2nd Floor, Metro Hall, Toronto, commencing at 9:35 a.m.

Members Present:

Councillor Joe Pantalone, Chair
Councillor Ron Moeser, Vice-Chair
Councillor Frank Faubert
Councillor Irene Jones
Councillor Blake F. Kinahan
Councillor Pam McConnell
Councillor Howard Moscoe
Councillor Judy Sgro
Councillor Mario Silva

Regrets:

Mayor Mel Lastman

Confirmation of Minutes.

On motion by , the Minutes of the meeting of the Urban Environment and Development Committee held on October 5, 1998, were confirmed.

321. Communication Plan for New Bus Garage.

The Committee had before it had before it the following report and communication:

- (i) (September 29, 1998) from the Chief Administrative Officer and the Chief General Manager, Toronto Transit Commission recommending that Toronto City Council endorse the process for obtaining public and technical input for the new bus garage [located at Comstock Road and Lebovic Road] as described in the report; outlining the basic steps of the consultative process which has been established to ensure adequate input to the design of the new bus garage from the public and local Councillors, agencies and staff; and advising that the proposed process enables

construction to proceed in a timely manner in order to meet the project schedule; and advising that if the recommendations contained in the report are adopted, the risk of incurring additional project costs related to schedule delays will be reduced; and

- (ii) (October 8, 1998) from the General Secretary, Toronto Transit Commission advising that the Toronto Transit Commission on October 7, 1998, considered Report No. (21), entitled "New Bus Garage Design: City of Toronto Council Motions of July 8, 9 and 10, 1998"; and stating that the Commission received the subject report for information and requested that it be forwarded to the City of Toronto Urban Environment and Development Committee for information in response to items raised by City of Toronto Council at its meeting on July 8, 9 and 10, 1998.

On motion by Councillor Moeser, the Committee recommended to Council the adoption of the aforementioned joint report.

(Report No. 13 - Clause No. 4)

**322. Toronto Transit Commission:
Replacement of McBrien Building Switchboards.**

The Committee had before it a communication (October 8, 1998) from the General Secretary, Toronto Transit Commission advising that the Toronto Transit Commission on October 7, 1998, approved the following recommendations contained in Report No. (18), entitled "Replace McBrien Building Switchboards":

"It is recommended that the Commission approve:

- (1) proceeding with the replacement of McBrien Building Switchboards at a total cost of \$290,000.00;
- (2) forwarding this report to the City of Toronto Council advising them of a scope change, and
- (3) staff to proceed with this expenditure and hold in TTC accounts, pending City Council project approval.";

and stating that the foregoing is forwarded to City of Toronto Council for the necessary project approval, as detailed in the report.

On motion by Councillor Kinahan, the Committee recommends that Council endorse the action taken by the Toronto Transit Commission, embodied in

the aforementioned communication from the General Secretary of the Commission.

(Report No. 13 - Clause No. 5)

323. Support for Alternative Funding Mechanisms for Municipal Public Transit Systems in Ontario.

The Committee had before it a communication (October 13, 1998) from the General Secretary, Toronto Transit Commission Advising that the Toronto Transit Commission on October 7, 1998, approved the following motion:

“WHEREAS provincial subsidies for the TTC will run out in 1999;

WHEREAS the City will have to overcome a yearly average shortfall of about \$180 million;

WHEREAS the annual sum required is unacceptable in terms of placing the cost on the property tax system;

THEREFORE BE IT RESOLVED THAT the TTC supports an alternative funding mechanism including a gasoline tax dedicated to public transit or from a dedicated portion of the existing gasoline taxes;

BE IT FURTHER RESOLVED THAT this motion go to City Council through the Urban Environment and Development Committee for endorsement;

BE IT FURTHER RESOLVED THAT the Province be requested to either provide enabling legislation to the City of Toronto or to establish such a tax itself, with monies directed to Municipalities’ Public Transit Systems; and

BE IT FURTHER RESOLVED THAT TTC staff prepare a report supporting such an initiative, such report examining potential yearly incomes and comparisons with other jurisdictions where similar tax is imposed.”

On motion by Councillor Moscoe, the Committee recommends that Council endorse the motion approved by the Toronto Transit Commission, as embodied in the aforementioned communication from the General Secretary of the Commission.

(Report No. 13 - Clause No. 3)

**324. Urban Design Guidelines for Parking:
Facilities in the Kings, Downtown.**

The Committee had before it a report (October 15, 1998) from the Commissioner of Urban Planning and Development Services recommending that Council adopt the urban design guidelines for parking facilities in The Kings districts; advising that with the addition of the parking-structure guidelines for the districts, the issue of parking facilities will be well-defined and properly addressed to encourage compatible design within the community; and stating that these public initiatives dovetail with the recent private investment within the two districts, and strengthens the vitality and amenity of these emerging neighbourhoods.

On motion by Councillor Moscoe, the Committee:

- (1) referred the aforementioned report back to the Commissioner of Urban Planning and Development Services; and
- (2) requested the Commissioner to submit a further report to the Urban Environment and Development Committee on the feasibility of establishing a policy whereby parking structures greater than 5 000 square metres would be subject to the one percent for art policy.

(Commissioner of Urban Planning and Development Services; Copy to: Mr. Paul Bedford, Executive Director and Chief Planner, City Planning Division; Mr. Robert Glover, Director, Urban Design, City Planning Division; Ms. Deborah Porte, Urban Design, City Planning Division - November 2, 1998)

(Report No. 13 - Clause No. 17(e))

**325. Contract No. 59714, Tender No. 129-1998:
Reconstruction of Pavements, Sidewalks
and Curbs on Christie Street.**

The Committee had before it a report (November 24, 1998) from the Chief Financial Officer and Treasurer and the Commissioner of Works and Emergency Services recommending that:

- (1) Contract No. 59714, Tender No. 129-1998, for the reconstruction of pavements, sidewalks and curbs on Christie Street, be awarded to Ferma Road Construction Limited in the total amount of \$1,198,343.50 including all taxes and charges being the lowest tender received; and
- (2) this report be forwarded to the next meeting of Council for information;

and advising that funds for this project are available in the appropriate accounts.

On motion by Councillor Moscoe, the Committee:

- (1) approved the aforementioned joint report from the Chief Financial Officer and Treasurer and the Commissioner of Works and Emergency Services, in accordance with By-law No. 57-1998, as amended; and
- (2) directed that a copy thereof be forwarded to Council for information.

(Report No. 13 - Clause No. 8)

**326. Partial Rescission of the
Eastbound Left-Turn Prohibition:
Bloor Street West and Lansdowne Avenue.**

The Committee had before it a report (October 5, 1998) from the General Manager, Transportation Services recommending that:

- (1) the eastbound left-turn prohibition at the intersection of Bloor Street West and Lansdowne Avenue, currently in effect from 7:00 a.m. to 6:00 p.m., Monday to Saturday, be modified to be in effect from 7:00 a.m. to 9:00 a.m. and from 4:00 p.m. to 6:00 p.m., Monday to Friday; and
- (2) the appropriate by-law(s) be amended accordingly;

advising that the estimated cost of this work is \$600.00, and that the funds associated therewith are contained in the Transportation Services Division's 1998 Current Budget; and stating that the local Councillors have been consulted and have expressed no concern with this proposal.

On motion by Councillor Moscoe, the Committee recommended to Council the adoption of the aforementioned report.

(Report No. 13 - Clause No. 13)

**327. Proposed Relocation of the Pedestrian Crossover
and Extension of the Eastbound Left-Turn Prohibition
at Dundas Street West and Humberside Avenue.**

The Committee had before it a report (October 5, 1998) from the General Manager, Transportation Services recommending that:

- (1) the existing pedestrian crossover on Dundas Street West, immediately north of Humberside Avenue, be relocated 15 metres further north thereof;
- (2) the existing eastbound left-turn prohibition at the intersection of Dundas Street West and Humberside Avenue, which is currently in effect from 7:00 a.m. to 9:00 a.m. and from 4:00 p.m. to 6:00 p.m., Monday to Friday, be extended to be in effect at all times; and
- (3) the appropriate by-law(s) be amended accordingly;

advising that the estimated cost of these works is \$16,000.00, and that the funds associated therewith are contained in the Transportation Services Division's 1998 Current Budget; and stating that the local Councillors are in support of the proposed works.

On motion by Councillor Moscoe, the Committee recommended to Council the adoption of the aforementioned report.

(Report No. 13 - Clause No. 14)

**328. Amendment to Stopping Regulations:
Spadina Avenue, North of College Street.**

The Committee had before it a report (October 15, 1998) from the General Manager, Transportation Services recommending that:

- (1) the existing full time stopping prohibition on the west side of Spadina Avenue be changed to a parking prohibition at all times between 30.5 metres north of College Street and 50.5 metres north of College Street; and
- (2) the appropriate by-laws be amended accordingly;

advising that the estimated cost of installing appropriate signs is \$1,000.00, and that the funds associated therewith are contained in the Transportation Services Division's 1998 Current Budget; and stating that Councillor Olivia Chow, who looks after this area of the Downtown Ward, has expressed no concern with this proposal.

On motion by Councillor Moscoe, the Committee recommended to Council the adoption of the aforementioned report.

(Report No. 13 - Clause No. 15)**329. Amendments to Parking Regulations on the North Side of Adelaide Street West, Between Bathurst Street and Spadina Avenue.**

The Committee had before it a report (October 13, 1998) from the General Manager, Transportation Services recommending that:

- (1) the stopping prohibitions on the north side of Adelaide Street West, between Bathurst Street and Spadina Avenue, in effect from 4:00 p.m. to 6:00 p.m. except Saturdays, Sundays and Public Holidays, be rescinded;
- (2) the existing one hour maximum parking regulation on the north side of Adelaide Street West, between Bathurst Street and Brant Street, in effect from 9:00 a.m. to 4:00 p.m. Monday to Friday, and from 8:00 a.m. to 6:00 p.m. Saturday, be modified to be in effect from 9:00 a.m. to 6:00 p.m. Monday to Friday, and from 8:00 a.m. to 6:00 p.m. Saturday;
- (3) the existing metered parking regulation on the north side of Adelaide Street West, at a rate of \$1.00 for one hour, between Bathurst Street and Spadina Avenue, in effect from 9:00 a.m. to 4:00 p.m. Monday to Friday, and from 8:00 a.m. to 6:00 p.m. Saturday, be modified to be in effect from 9:00 a.m. to 6:00 p.m. Monday to Friday, and from 8:00 a.m. to 6:00 p.m. Saturday; and
- (4) the appropriate by-law(s) be amended accordingly;

advising that the estimated cost of installing appropriate signs is \$1,000.00, and that the funds associated therewith are contained in the Transportation Services Division's 1998 Current Budget; and stating that the local Councillors have been consulted and support this proposal.

On motion by Councillor Moscoe, the Committee recommended to Council the adoption of the aforementioned report.

(Report No. 13 - Clause No. 16)**330. F.G. Gardiner Expressway East Dismantling Project.**

On motion by Councillor Pantalone, the Committee having been orally advised by the Chair of the Committee that, at the request of the local

Councillors, the F. G. Gardiner Expressway East Dismantling Project has been further deferred to the meeting of the Urban Environment and Development Committee scheduled to be held on November 30 and December 1, 1998, and all interested parties have been advised thereof.

(Report No. 13 - Clause No. 17(i))

331. Trial Installations of Community Safety Zones.

The Committee had before it a report (October 16, 1998) from the General Manager, Transportation Services recommending that:

- (1) in co-operation with the Toronto Police Services, Transportation Services staff devise and conduct a program of “before” and “after” studies at a representative number of locations to be designated as Community Safety Zones ;
- (2) the following test locations be designated as Community Safety Zones on February 1, 1999, to be in effect at all times:
 - (i) Keele Street, between Bloor Street West and Annette Street;
 - (ii) East Avenue, between Lawrence Avenue East and Island Road;
 - (iii) O’Connor Drive, between Woodbine Avenue and Pape Avenue;
 - (iv) Scarlett Road, between St. Clair Avenue West and Eglinton Avenue West;
 - (v) Dundas Street West, between Montgomery Road and 100 metres east of Old Oak Road;
 - (vi) Bathurst Street, between Kenton Drive and Hounslow Avenue;
 - (vii) Finch Avenue West, between Goldfinch Court and Endell Avenue;
 - (viii) Bathurst Street, between the north limit of Steeles Avenue West and 100 metres south of Greenwin Village Road; and
 - (ix) Steeles Avenue West, between 100 metres west of Carpenter Road and 100 metres east of Bathurst Street;
- (3) staff report to the Urban Environment and Development Committee in the fall of 1999 on the effectiveness of the trial Community Safety Zones; and

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- (4) the necessary by-law(s) be enacted to give effect thereto;

advising that the estimated cost of installing the appropriate signs is \$23,700.00; and that the funds associated with the implementation of the proposed Community Safety Zone test locations are contained in the Transportation Services Division's 1999 Current Budget estimates; and stating that all Ward Councillors have been consulted and are in agreement with the proposed test locations.

On motion by, the Committee recommended:

- (1) the adoption of the aforementioned report (October 16, 1998) from the General Manager, Transportation Services:
 - (2) that the Province of Ontario be requested to install photo radar cameras in certain locations around the proposed community safety zones;
 - (3) that the General Manager, Transportation Services, be requested:
 - (a) to compile a secondary list for trial installations of community safety zones following completion of the test project; such list to include the following locations:
 - (i) Shuter Street, from Parliament Avenue to River Street;
 - (ii) Eastern Avenue, from Broadview Avenue to Kingston Road;
 - (iii) St. Clair Avenue and Dufferin Street;
 - (iv) St. Clair Avenue and Vaughan Road;
 - (v) Dufferin Street and Eglinton Avenue;
 - (vi) all of Parkside Drive; and
 - (vii) Annette Street, in the vicinity of St. Cecilia's Public School; and
 - (b) to canvass all Members of Council for other locations within their Wards, in order of priority, for possible addition to the secondary list for trial installations of community safety zones;
- and to submit a report thereon to the Urban Environment and Development Committee; and
- (4) that the Chief Administrative Officer be requested to prepare a cost/revenue analysis of one of the trial community safety zones,

including the policing costs and the revenue generated; such analysis to include the monitoring of any charges laid through the courts from the pilot control section.

(Report No. 13 - Clause No. 1)

332. Examination of Service Levels for Road Maintenance and Related Budget Implications. (HELD DOWN)

(Also see Minute No. 342)

The Committee had before it a report (October 15, 1998) from the General Manager, Transportation Services recommending that road maintenance service levels be harmonized in a phased manner (Option D) as follows:

- (1)(a) Road and Sidewalk Winter Maintenance, Phase I (1999/2000 Winter Season):
- (i) salting/sanding and ploughing pavement operations follow the general service guideline shown on Table 1;
 - (ii) the City continue to clear the windrows of snow from single-family residential driveways in the North York, Scarborough, and Forest Hill communities;
 - (iii) the City continue to clear snow and ice from sidewalks as per Table 4;
 - (iv) staff be directed to prepare a consolidated snow-clearing by-law to require property owners to remove snow and ice from sidewalks adjacent to their property to replace the five existing snow clearing by-laws;
 - (v) the City provide a sidewalk and windrow-clearing service to all senior citizens over the age of 65 years, and disabled residents residing in single-family residences. This service is subject to no other occupant who is under the age of 65 years residing in the same house and who is capable of removing snow. This service to be provided at no charge to eligible recipients;
 - (vi) the above recommendations not be implemented until the 1999/2000 winter season; and
 - (vii) the above recommendations be subject to 1999 Current Budget approval;

(1)(b) Road and Sidewalk Winter Maintenance, Phase II:

Staff be directed to continue to analyze the sidewalk clearing program, and removing windrows from residential driveways, and report to Committee in the fall of 1999 on a harmonization proposal for these activities;

(2) Sweeping and Flushing of Pavements:

- (i) sweeping and flushing operations follow the general service guideline shown in Table 10;
- (ii) a further review be carried out based on the experience in 1999 in order to determine whether any changes are required to the general service guideline presented in Table 10, and to prepare for the Year 2000 budget;
- (iii) the costs of providing sweeping and flushing services for special events be identified and considered as part of the 1999 current budget process; and
- (iv) an annual City-wide anti-litter campaign be developed and that a further report be brought forward to outline the requirements, content and costs of such a campaign;

(3) Sidewalk Litter Removal:

- (i) sidewalk litter removal operations follow the general service guideline shown in Table 12;
- (ii) a methodology be developed for the measurement of litter removal requirements and services in order to establish performance measures and to assess value for expenditure for this activity; and
- (iii) the service guideline presented in Table 12 be reviewed once the methodology noted in (ii) above has been developed; and

(4) Leaf Collection from Roadways:

- (i) starting in the fall of 1999 residents in all areas be required to bag leaves from their property to be collected by the Solid Waste Management Services Division;
- (ii) a communication program be developed in conjunction with the Solid Waste Management Services Division and implemented for all residents encouraging them not to rake leaves to the ditch or curb, to compost leaves as much as possible, and to bag the remainder for pick-up; and

- (iii) the appropriate by-laws be amended accordingly;

and advising that the review of this report by the Urban Environment and Development Committee and, subsequently, City Council, and the resultant decisions on service levels will affect the 1999 Operating Budget.

Mr. Gary H. Welsh, Director, Transportation Services, District Four, made an overhead presentation to the Urban Environment and Development Committee in connection with the foregoing matter.

The following Members of Council appeared before the Urban Environment and Development Committee in connection with the foregoing matter:

- Councillor Mario Giansante, Kingsway-Humber;
- Councillor Joe Mihevc, York-Eglinton; and
- Councillor Frances Nunziata, York-Humber.

(Matter held down for further discussion - also refer to Minute No. 342)

333. Installation of Traffic Control Signals on Fleet Street Between Bathurst Street and Lake Shore Boulevard West.

The Committee had before it a report (October 19, 1998) from you responding to a request made by Councillor Pantalone for a report on the feasibility of installing traffic control signals or a pedestrian crossover on Fleet Street, mid-block between Bathurst Street and Lake Shore Boulevard West (across from Stadium Road), to assist pedestrians crossing Fleet Street; setting out the Division's concerns with this proposal; stating that the pedestrian crossing demand on Fleet Street at the aforementioned location is insufficient to justify the installation of traffic control signals or a pedestrian crossover, and could result in other safety and operational concerns at this location; and recommending that this report be received for information and forwarded to Council.

The following persons appeared before the Urban Environment and Development Committee in connection with the foregoing matter:

- Mr. Michael Sherman, Vice-President, Corporate and Public Affairs, and Corporate Secretary, Dylex Limited; and also filed a written brief with respect thereto;
- Ms. Alexis Robinson, Dylex Limited; and
- Ms. Molly Bennett, Retail Administration, Dylex Limited.

On motion by, the Committee:

- (A) recommended to Council that:
- (1) pedestrian-activated traffic control signals be installed on Fleet Street, between Bathurst Street and Lake Shore Boulevard West; and
 - (2) Dylex Limited be invited to make a financial contribution towards the installation of the proposed traffic control signals at this location; and the General Manager, Transportation Services, be requested to meet with Dylex officials to determine an appropriate amount; and
- (B) requested the General Manager, Transportation Services, to submit an updated study of Fleet Street, between Bathurst Street and Lake Shore Boulevard West, to the Urban Environment and Development Committee.

(General Manager, Transportation Services; Copy to: Councillor Joe Pantalone, Trinity-Niagara; Commissioner of Works and Emergency Services; Ms. Jacqueline White, Acting Manager, Central Traffic Region; Mr. Michael Sherman, Vice-President, Corporate and Public Affairs, and Corporate Secretary, Dylex Limited; Ms. Alexis Robinson, Dylex Limited; Ms. Molly Bennett, Retail Administration, Dylex Limited - November 2, 1998)

(Report No. 13 - Clause No. 10)

334. Future of Industrial Lands in the City of Toronto.

The Committee had before it a communication (August 10, 1998) from Mr. Tony O'Donohue, President, Environmental Probe Ltd., expressing concern regarding the gradual erosion of industrial-zoned lands, especially in the former City of Toronto; and suggesting that City Council take the following action:

- (1) recognize the gradual erosion of industrial land;
- (2) complete a detailed study of industrial lands by qualified urban planners;
- (3) review the definition of industry and include provisions for 'high tech' industries;

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- (4) develop a marketing strategy for attracting industries; and
- (5) do not rezone any more industrial lands while the study is underway.

The following persons appeared before the Urban Environment and Development Committee in connection with the foregoing matter:

- Mr. Tony O'Donohue, President, Environmental Probe Ltd., and also filed a written brief with respect thereto; and
- Mr. Alfredo Romano, Castan Corporation.

On motion by Councillor McConnell, the Committee:

- (1) referred the aforementioned suggestion, embodied in the communication (August 10, 1998) from Mr. O'Donohue, to the Economic Development Committee for consideration, viz:

“(4) that City Council develop a marketing strategy for attracting industries;”;

- (2) referred the remainder of the aforementioned communication to the Commissioner of Urban Planning and Development Services for consideration as part of the Port lands study; and
- (3) requested the Commissioner of Urban Planning and Development Services to submit a report to the Urban Environment and Development Committee, as part of the new Official Plan process, on the development of a City-wide industrial reinvestment strategy.

(Commissioner of Urban Planning and Development Services; Copy to: Mr. Paul Bedford, Executive Director and Chief Planner, City Planning Division; Mr. Tony O'Donohue, President, Environment Probe Ltd.; Mr. Alfredo Romano, Castan Corporation - November 2, 1998)

(Report No. 13 - Clause No. 17(h))

At 12:30 p.m. Councillor Kinahan moved an extension to complete this Item.

The Urban Environment and Development Committee recessed at 12:40 p.m. to reconvened at 2:00 p.m.

The Urban Environment and Development Committee reconvened at 2:12 p.m.

Members Present:

Councillor Joe Pantalone, Chair
Councillor Ron Moeser, Vice-Chair
Councillor Frank Faubert
Councillor Irene Jones
Councillor Blake F. Kinahan
Councillor Pam McConnell
Councillor Howard Moscoe
Councillor Judy Sgro
Councillor Mario Silva

Regrets:

Mayor Mel Lastman

Also Presents:

Councillor Robert Davis
Councillor Jack Layton
Councillor Joe Mihevc

335. Official Plan Policies and Related By-laws Regarding the Conversion of Condominiums and Demolition of Rental Housing. (HELD DOWN)

(Also see Minute No. 340)

The Committee had before it a report (October 15, 1998) from the Commissioner of Urban Planning and Development Services recommending that:

- (1) the Urban Environment and Development Committee schedule a statutory public meeting for November 30, 1998 to consider proposed official plan amendments with respect to the conversion of rental housing to condominium and the demolition of rental housing as detailed in Recommendation No. (2);
- (2) Council adopt new official plan policies to regulate the conversion to condominium and demolition of rental housing by:
 - (a) adding the following new section to the Metropolitan Toronto Official Plan:

Section 3.2.3 Conversion and Demolition of Rental Housing

It is the policy of Council:

- 135.1 to preserve, maintain and, where appropriate, replenish the supply of residential buildings, and particularly rental buildings, across the City of Toronto by restricting the demolition of residential property and the conversion of rental units to condominium, and by discouraging the conversion of rental units to equity co-operative;
- 135.2 to restrict the conversion to condominium of any building, or any *related group of buildings*, including equity co-operatives, containing six or more rented residential units as it would be premature and not in the public interest, unless the vacancy rate in the City of Toronto, as reported by Canada Mortgage and Housing Corporation, for private rental apartments and townhouses, respectively, has been at or above 2.5 percent for the preceding two-year reporting period;
- 135.3 despite Policy 135.2, to consider allowing the conversion of buildings containing six or more rented residential units where the rents that were charged for each unit in the building or *related group of buildings* one year prior to the application, were at or above the average high-end rent level by unit type as prescribed by Council from time to time, and based on Canada Mortgage and Housing Corporation reports;
- 135.4 to seek, whenever possible, the retention of rented residential units, and to consider, where appropriate, acquiring or leasing the property where such units are at risk of being demolished;
- 135.5 (a) when considering redevelopment applications involving the demolition of rented residential units, to seek the replacement of the demolished rental units with rental units of a similar number, type, size, and level of affordability in the new development, and/or alternative arrangements, which in the opinion of Council are consistent with the intent of this policy; and

(b) when considering such applications in the context of an increase in height and/or density, to secure such replacement units and/or alternative arrangements through an appropriate legal agreement under Section 37 of the *Planning Act*;

- (b) adding the following definition under the Glossary of Terms, Section 1.4.4 of the Metropolitan Toronto Official Plan:
 - “*related group of buildings*”
 - buildings that are under the same ownership and on the same parcel of land as defined in the *Planning Act*;
- (c) deleting the following sections dealing with conversions:
 - (i) sections 2.5.6, 4.5.3, 4.5.4 and 4.5.5 in the East York Official Plan;
 - (ii) sections 2.2.13 and 11.15.2 and the words “or conversion of existing rental accommodation” in sections 11.15.3 and 11.15.4 in the Etobicoke Official Plan;
 - (iii) sections 2.6.2 and 2.6.3 in Part C.4 of the North York Official Plan;
 - (iv) section 6.18 in the Toronto Official Plan; and
 - (v) section 9.7(b) and item 6. in Part (B) in Appendix I of the York Official Plan;
- (d) deleting the following sections dealing with demolitions:
 - (i) section 2.6.3 in Part C.4 of the North York Official Plan;
 - (ii) section 2.2.15 in the Etobicoke Official Plan;
 - (iii) section 9.8 in the York Official Plan;
 - (iv) section 6.19 in the City of Toronto Official Plan; and
 - (v) sections 4.10 and 4.10.1 in the East York Official Plan;
- (e) deleting the following sections dealing with the replacement of housing:
 - (i) section 2.6.4 in Part C.4 of the North York Official Plan; and
 - (ii) section 2.2.16 in the Etobicoke Official Plan; and
- (f) making any related technical amendments to the Official Plans listed in Recommendations Nos. (2) (b), (c), (d) and (e) above, to reflect the amendment and deletion of the sections;

- (3) upon adoption of the Official Plan policies outlined in Recommendation No. (2) above, Council delegate the responsibility for hearing deputations on condominium conversion applications to meetings of the respective Community Councils and authorize the amendment of the Procedural By-law as necessary, and repeal the interim policies and procedures that Council adopted in Clause No. 4 of Report No. 7 of The Urban Environment and Development Committee on June 3, 4 and 5, 1998;
- (4) Council adopt the application, notice and meeting requirements for condominium conversion and demolition applications detailed in Appendix A;
- (5) Council resolve that for the purposes of defining “high-end rental units” in accordance with Policy No. 135.3 (refer to Recommendation No. (2)(a) above), the factor of 1.5 times the City’s average rent (by bedroom size), as detailed in Appendix B, shall be used.
- (6) Urban Planning and Development Services staff be requested to review the demolition control by-laws of the former municipalities with respect to, among other matters, the scope and coverage of the various by-laws, as well as the delegation procedures, conditions, penalties and enforcement issues, and report back to the Urban Environment and Development Committee on harmonizing the by-laws;
- (7) as an interim measure, Council enact a by-law in the form of the attached draft Bill (Appendix C) which designates the former City of Scarborough as a demolition control area pursuant to section 33 of the *Planning Act*, requires Council to approve the issuance of demolition permits for residential properties containing six or more units, and delegates to the Chief Building Official the authority to issue demolition permits for residential properties containing five or fewer dwelling units;
- (8) authority be granted to apply to the Province for special legislation on demolition control substantially in the form of the draft Private Bill contained in Schedule A of Appendix D which would extend the former City of Toronto’s special legislation to all of the new City;
- (9) a copy of this report and the Committee’s action be forwarded to the Community Councils for review at their meetings scheduled to be held on November 12, 1998 with a request that their comments be made available for the Urban Environment and Development Committee’s consideration at its November 30, 1998 public meeting;
- (10) a copy of this report be forwarded to the Minister of Municipal Affairs and Housing to fulfill the consultation requirement with respect to the Minister’s recent announcement of exempting amendments to the City’s Official Plan from Provincial approval; and

- (11) the appropriate City officials be authorized to undertake any necessary action to give effect thereto, including preparing and introducing any necessary bills and giving notice of the public meeting in the Toronto Star.

The following persons appeared before the Urban Environment and Development Committee in connection with the foregoing matter:

- Ms. Jane Pepino, Aird and Berlis, Barristers and Solicitors, on behalf of Goldlist Properties;
- Mr. Howard Tessler, Executive Director, Federation of Metro Tenants' Associations; and also filed a written brief with respect thereto;
- Mr. Gary Griesdorf, Executive Director, Greater Toronto Apartment Association;
- Councillor Jack Layton, Don River;
- Councillor Mario Giansante, Kingsway-Humber; and
- Councillor Joe Mihevc, York-Eglinton.

(Matter held down for further discussion - also refer to Minute No. 340)

- 336. (1) Removal of Parking Restriction on Residential Side Streets in the Cedarvale Area. (RE-OPENED)**
- (2) Request for Re-Installation of Parking Meters on the South Side of Eglinton Avenue West.**

(Also see Minute No. 341)

The Committee had before it the following communication and report:

- (i) (October 8, 1998) from the City Clerk advising that City Council on October 1 and 2, 1998, struck out and referred Clause No. 3 of Report No. 10 of The York Community Council, headed "(1) Removal of Parking Restrictions on Residential Side Streets in the Cedarvale Area; and (2) Request for Re-installation of Parking Meters on the South Side of Eglinton Avenue West, Ward 28, York Eglinton"; to the Urban Environment and Development Committee for comment insofar as it relates to City-wide implications only; and
- (ii) (October 30, 1998) from the General Manager, Transportation Services, advising that traffic issues in the Cedarvale community, south of Eglinton Avenue West and west of Bathurst Street have been of concern to residents for many years and also impact on the Northwest Forest Hill community on the north side of Eglinton Avenue West; stating that the former York Council at its meeting of June 25, 1997, approved implementation of the community-based and supported Cedarvale Neighbourhood Speed and Traffic Management Plan, which consists of a blend of various traffic

management measures as well as numerous traffic-calming elements, and further requested the former Municipality of Metropolitan Toronto Council to approve and implement those portions of the plan within its jurisdiction; pointing out that there is clearly an overriding local focus to this issue in terms of controlling traffic and parking on the neighbourhood streets and striking an appropriate balance between the needs of the local businesses and the adjoining residential community; that, in terms of potential City-wide implications, although the capacity of the arterial route to accommodate through traffic demands would appear to be the primary concern, it has been demonstrated that from a capacity perspective, the street can serve this demand even if off-peak parking is provided; accordingly, both local street and Eglinton Avenue West parking elements of the Cedarvale plan are arguably local in nature; and recommending that this report be received for information, and that the matter of the parking elements of the Cedarvale Neighbourhood Speed and Traffic Study be referred to the York Community Council for its further consideration and resubmission to City Council.

The following persons appeared before the Urban Environment and Development Committee in connection with the foregoing matter:

- Dr. George Milne, Chiropractor, and Chair of the Upper Village BIA;
- Mr. John Cautillo, Toronto;
- Ms. Grace Russo, Upper Village BIA;
- Ms. Elaine Levine, Toronto;
- Mr. Phil Hutchinson, Property Manager of 989 Eglinton Avenue West;
- Ms. Esme Temple, Toronto;
- Mr. David Eisenberg, Italian Association of BIAs;
- Mr. Ara Kurk, Owner, Frame and Gift Inc., 1005 Eglinton Avenue West;
- Ms. Robyn Butler, Manager of a gift shop on the north side of Eglinton Avenue West;
- Councillor Rob Davis, York-Eglinton; and
- Councillor Joe Mihevc, York-Eglinton.

(Matter re-opened for further discussion - also refer to Minute No. 341)

**337. Support of the Dundas E.A.S.T.
(Everybody's Access to Safe Travel) Project.**

The Committee had before it a communication (September 28, 1998) from the City Clerk advising that the Toronto Pedestrian Committee on September 17, 1998, had before it a motion for consideration regarding support of the Dundas E.A.S.T. project; such motion containing the following operative paragraphs:

“THEREFORE BE IT RESOLVED THAT:

- (a) the Toronto Pedestrian Committee fully support initiatives such as proposed by DUNDAS E.A.S.T. which calls for wider sidewalks, bicycle lanes, treed boulevards, and a general "greening" of the street; and recommends to Toronto Council that it implement this project as a model for similar "greening" of future projects (as called for in the Official Plan);
- (b) appropriate staff be requested to report on this project, including the entire right-of-way; and
- (c) appropriate staff be requested to prepare a brief report by February 1999 on how this greening can occur throughout the new City as a means of: increasing sustainable transportation (walking, cycling, transit); reducing costs, air pollution, smog, and paved surfaces; and the beautification of Toronto as property values are increased.”

The following persons appeared before the Urban Environment and Development Committee in connection with the foregoing matter:

- Ms. Joan Doiron, Co-Chair, Toronto Pedestrian Committee; and
- Mr. Bill Brown, Dundas E.A.S.T. Project; and also filed a written brief with respect thereto.

On motion by Councillor McConnell, the Committee referred the following recommendation of the Toronto Pedestrian Committee to the General Manager, Transportation Services:

- “(c) that appropriate staff be requested to prepare a brief report by February 1999 on how this greening can occur throughout the new City as a means of: increasing sustainable transportation (walking, cycling, transit); reducing costs, air pollution, smog, and paved surfaces; and the beautification of Toronto as property values are increased.”

(General Manager, Transportation Services; Copy to: Toronto Pedestrian Committee; Commissioner of Works and Emergency Services; Commissioner of Urban Planning and Development Services; Ms. Joan Doiron, Co-Chair, Toronto Pedestrian Committee; Mr. Bill Brown, Dundas E.A.S.T. Project - November 2, 1998)

(Report No. 13 - Clause No. 17(d))

338. Installation of Approved Traffic Control Signals: Status Report.

The Committee had before it a communication (October 9, 1998) from the General Manager, Transportation Services responding to a request made by the Urban Environment and Development Committee for a status report regarding the installation of traffic control signals which have been approved in 1998; stating that the "Safety First" priority rating system, which was adopted in 1995, should be retained to establish priorities for installing approved traffic control signals; and recommending that this report be received and forwarded to City Council for information.

On motion by Councillor Moeser, the Committee recommended to Council the adoption of the aforementioned report.

(Report No. 13 - Clause No. 11)

339. Standing Authority to Dedicate Land as a Public Highway or a Public Lane.

The Committee had before it a report (October 7, 1998) from the Executive Director of Technical Services, Works and Emergency Services Department recommending that:

- (1) standing authority be granted to the Commissioner of Works and Emergency Services or his designate(s) (or any successor) to approve of the acceptance, laying out and dedication of land for public highway or public lane purposes in those cases where the land in question has been acquired/accepted for such purposes, and to take all steps necessary to implement such dedication, including requesting the City Solicitor to submit the relevant Bills to Council for enactment, and making payment of any costs necessary to register the resultant by-laws in the relevant Land Registry Office;
- (2) authority be granted to introduce any Bills necessary to implement the foregoing to Council;
- (3) this authority supersede and replace any policies, authorities and by-laws of the seven former municipalities relating to the subject matter hereof; and
- (4) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

On motion by, the Committee recommended the adoption of the aforementioned report from the Executive Director of Technical Services, Works and Emergency Services Department, subject to:

(A) adding thereto the following new Recommendation No. (2):

“(2) prior to any such dedication of land, the Commissioner of Works and Emergency Services be requested to consult with the respective local Councillor(s); and the Councillor(s) retain the option of requesting a referral of the dedication to the Urban Environment and Development Committee, if deemed necessary; and

(B) renumbering the remaining Recommendations accordingly.

(Report No. 13 - Clause No. 7)

340. Official Plan Policies and Related By-laws Regarding the Conversion of Condominiums and Demolition of Rental Housing.

(Also see Minute No. 335)

On motion by, the Committee:

(A) endorsed Recommendations Nos. (1), (9), (10) and (11) embodied in the report (October 15, 1998) from the Commissioner of Urban Planning and Development Services, viz:

“It is recommended that:

(1) the Urban Environment and Development Committee schedule a statutory public meeting for November 30, 1998, to consider proposed official plan amendments with respect to the conversion of rental housing to condominium and the demolition of rental housing as detailed in Recommendation No. (2);

(9) a copy of this report and the Committee’s action be forwarded to the Community Councils for review at their meetings scheduled to be held on November 12, 1998, with a request that their comments be made available for the Urban

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Environment and Development Committee's consideration at its November 30, 1998 public meeting;

- (10) a copy of this report be forwarded to the Minister of Municipal Affairs and Housing to fulfill the consultation requirement with respect to the Minister's recent announcement of exempting amendments to the City's Official Plan from provincial approval; and
 - (11) the appropriate City officials be authorized to undertake any necessary action to give effect thereto, including preparing and introducing any necessary bills and giving notice of the public meeting in the Toronto Star.”;
- (B) referred the following motion to the Community Councils and the Commissioner of Urban Planning and Development Services for review and comment thereon to the November 30, 1998 meeting of the Urban Environment and Development Committee:

Moved by Councillor Moscoe:

‘That the Urban Environment and Development Committee recommend to Council that:

- (1) Recommendation No. (2)(a), embodied in the report (October 15, 1998) from the Commissioner of Urban Planning and Development Services, be amended as follows:
 - 135.1 - (i) delete the words “where appropriate”; and
 - (ii) strike out the word “discouraging” and insert in lieu thereof the word “prohibiting”;
 - 135.3 - add the word “only” after the words “rented residential units”;
 - 135.4 - delete the words “whenever possible” and “wherever appropriate”;
 - 135.5 - strike out (a) and insert in lieu thereof the following:
 - “(a) to prohibit redevelopment applications which involve the demolition of rental

units without replacement of those rental units with an equivalent number of rental units of a similar number, type, size, and level of affordability in the new development, or the equivalent number of such units which, in the opinion of City Council, is consistent with the intent of this policy; and”;

so that Recommendation No. (2)(a) shall now read as follows:

“(2) Council adopt new official plan policies to regulate the conversion to condominium and demolition of rental housing by:

(a) adding the following new sections to the Metropolitan Toronto Official Plan:

Section 3.2.3 Conversion and Demolition of Rental Housing:

It is the policy of Council:

135.1 to preserve, maintain and replenish the supply of residential buildings, and particularly rental buildings, across the City of Toronto by restricting the demolition of residential property and the conversion of rental units to condominium, and by prohibiting the conversion of rental units to equity co-operative;

135.2 to restrict the conversion to condominium of any building, or any *related group of buildings*, including equity co-operatives, containing six or more rented residential units as it would be premature and not in the public interest, unless the vacancy rate in the City of Toronto, as reported by Canada Mortgage and Housing Corporation, for private rental apartments and townhouses, respectively, has been at or above 2.5 percent for the preceding two-year reporting period;

- 135.3 despite Policy 135.2, to consider allowing the conversion of buildings containing six or more rented residential units only where the rents that were charged for each unit in the building or *related group of buildings* one year prior to the application, were at or above the average high-end rent level by unit type as prescribed by Council from time to time, and based on Canada Mortgage and Housing Corporation reports;
- 135.4 to seek the retention of rented residential units, and to consider acquiring or leasing the property where such units are at risk of being demolished;
- 135.5 (a) to prohibit redevelopment applications which involve the demolition of rental units without replacement of those rental units with an equivalent number of rental units of a similar number, type, size, and level of affordability in the new development, or the equivalent number of such units which, in the opinion of City Council, is consistent with the intent of this policy; and
- (b) when considering such applications in the context of an increase in height and/or density, to secure such replacement units and/or alternative arrangements through an appropriate legal agreement under Section 37 of the Planning Act.”; and
- (2) the following new Recommendations (12) and (13) be added thereto:
- “(12) notification of applications involving the demolition of rental units be extended to all tenants, and the application fees be adjusted to cover the costs thereof; and
- (13) the Commissioner of Urban Planning and Development Services be requested to submit a report to the Urban

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Environment and Development Committee on the feasibility of establishing a provision that no building permit be issued and no planning application be considered for properties which have outstanding City work orders against them;”;

- (C) requested the Commissioner of Urban Planning and Development Services to submit a report to the November 30, 1998 meeting of the Urban Environment and Development Committee on:
- (i) the feasibility of City Council requesting all political parties running in the next provincial election to commit to the introduction of controls regarding the conversion to condominium and demolition of rental housing; such report to include appropriate rationale and documentation in support of a request of this nature; and
 - (ii) the feasibility of amending Parts A.1(e) and A.2(e) of Appendix A to expand the notification period beyond fourteen (14) days for tenants of rental housing for which applications for conversion to condominium or demolition have been received; and
- (D) requested the Chief Building Official to communicate (e.g., by fax) directly with all Members of Council, the City Solicitor, the Commissioner of Urban Planning and Development Services, and the Chief Planner, whenever an application is received for either conversion to condominium or demolition of rental housing; such communication to include the basic details of the affected rental housing (e.g., number of units, tenants, etc.).

(Sent to: East York Community Council; Etobicoke Community Council; North York Community Council; Scarborough Community Council; Toronto Community Council; York Community Council; Commissioner of Urban Planning and Development Services; Chief Building Official; Minister of Municipal Affairs and Housing; Copy to: Chair, Urban Environment and Development Committee; Councillor Jack Layton, Don River; Councillor Mario Giansante, Kingsway-Humber; Councillor Joe Mihevc, York-Eglinton; City Solicitor; Mr. Paul Bedford, Executive Director and Chief Planner, City Planning Division; Ms. Barbara Leonhardt, Director, Policy and Research, City Planning Division; Mr. Matt Rea, City Planning Division; Ms. Wendy Walberg, Legal Services; Ms. Jane Pepino, Aird and Berlis, Barristers and Solicitors; Mr. Howard Tessler, Executive Director, Federation of Metro Tenants' Associations; Mr. Gary Griesdorf, Executive Director, Greater Toronto Apartment Association; Mr. Vince Cornacchia,

Gardiner Roberts; Ms. Carol Weinbaum, Greater Toronto Apartment Association; Mr. Patrick J. Devine, Goodman and Carr; Ms. Terri Burkitt-Decarie, Legal Division, City Hall - November 3, 1998)

(Report No. 13 - Clause No. 17(a))

- 341. (1) Removal of Parking Restriction on Residential Side Streets in the Cedarvale Area. (RE-OPENED)**
(2) Request for Re-Installation of Parking Meters on the South Side of Eglinton Avenue West.

(Also see Minute No. 336)

On motion by, the Committee:

- (A) recommended to Council the adoption of the recommendation of the York Community Council with respect to the removal of parking restrictions on residential side streets in the Cedarvale area, as embodied in the aforementioned Clause No. 3 of Report No. 10 of The York Community Council, viz:

“The York Community Council recommends that:

- (1) the newly implemented parking restrictions on the residential side streets in the Cedarvale area be removed; and that the regulations which were in place prior to August 1998 be reinstated; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.”; and
- (B) referred the issue of the re-installation of parking meters on the south side of Eglinton Avenue West to the General Manager, Transportation Services, with a request that he conduct a comprehensive review thereof and submit a further report to the York, North York and Toronto Community Councils.

(General Manager, Transportation Services; Copy to: Chair, Urban Planning and Development Committee; Councillor Rob Davis, York-Eglinton; Councillor Joe Mihevc, York-Eglinton; Councillor Anne Johnston, North Toronto; Councillor Michael Walker, North Toronto; Commissioner

of Works and Emergency Services; Commissioner of Urban Planning and Development Services; Mr. Stephen C. Brown, Manager, Traffic/Parking, Transportation Services, York Civic Centre; Ms. Jacqueline White, Manager, Central Traffic Region, Transportation Services, Metro Hall; Dr. George Milne, Chiropractor, and Chair of the Upper Village BIA; Mr. John Cautillo, Toronto; Ms. Grace Russo, Co-ordinator of the Upper Village BIA; Ms. Elaine Levine, Toronto; Mr. Phil Hutchinson, Property Manager of 989 Eglinton Avenue West; Ms. Esme Temple, Toronto; Mr. David Eisenberg, Italian Association of BIAs; Mr. Ara Kurk, Owner, Frame and Gift Inc.; Ms. Robyn Butler, Toronto; Mr. Leon Taomina, Toronto; Ms. Bonnie Piccash, Toronto; Mr. Nadeem Khan, Toronto; Mr. Bruno Lopardo, Toronto; Mr. Bernie Good, Toronto; Mr. Mario Bartella, Toronto; Mr. Sandro Pecarro, Toronto; Ms. Mary Torrez, Toronto; Interim Contact, York Community Council; Interim Contact, North York Community Council; Interim Contact, Toronto Community Council - November 4, 1998)

(Report No. 13 - Clause No. 12)

**342. Examination of Service Levels for
Road Maintenance and Related Budget Implications.**

(Also see Minute No. 332)

On motion by, the Committee:

(A) recommended to the Budget Committee and the Strategic Policies and Priorities Committee:

(1) the adoption of the following report (October 15, 1998) from the General Manager, Transportation Services Division, subject to:

(a) amending Recommendation No. (1)(a)(ii) by striking out the words "continue to", and adding the word "Etobicoke" after the word "Scarborough,"; so that the Recommendation shall now read as follows:

"(1)(a)(ii) the City clear the windrows of snow from single-family residential driveways in the North York,

Scarborough, Etobicoke and Forest Hill communities;”;

- (b) amending Recommendation No. (1)(a)(v) to provide that all senior citizens over the age of 65 years immediately receive the services outlined therein for the 1998/1999 winter season, viz:

“(1)(a)(v) The City provide a sidewalk and windrow clearing service to all senior citizens over the age of 65 years, and disabled residents residing in single-family residences. This service is subject to no other occupant who is under the age of 65 years residing in the same house and who is capable of removing snow. This service to be provided at no charge to eligible recipients.”; and

- (c) amending Recommendation No. (4)(i) by adding thereto the words “with the exception of the former Cities of Etobicoke and Scarborough where the current level of leaf pick-up services would continue to be provided in the 1999 fall season”; so that the Recommendation shall now read as follows:

“(4)(i) starting in the fall of 1999 residents in all areas be required to bag leaves from their property to be collected by the Solid Waste Management Services Division, with the exception of the former Cities of Etobicoke and Scarborough where the current level of leaf pick-up services would continue to be provided in the 1999 fall season;”;

- (2) that there be no loss in snow removal service to individual properties for the 1998/1999 winter season, as recommended in Recommendations Nos. (1)(a)(ii) and (iii); and
- (3) that this matter be submitted to Council for its meeting scheduled to be held on November 25, 1998;

- (B) requested the Chief Administrative Officer to submit a report either to the November 10, 1998 meeting of the Budget Committee, if possible, or directly to the November 25, 1998 meeting of Council, on
- (1) the establishment of a reserve in the area of road maintenance and related services whereby operating savings are placed in such reserve and used to equalize service levels in 1999 and 2000; and
 - (2) an envelope program whereby services can vary between the former municipalities but the total expenditures are somewhat equalized; and
- (C) requested the Chief Financial Officer and Treasurer to submit a report to the November 10, 1998 meeting of the Budget Committee on the source of funding for the \$125,000.00 that would be required to provide the services outlined in Recommendation No. (1)(a)(v) for the 1998/1999 Winter Season.

(Sent to: Budget Committee; Chief Administrative Officer; Chief Financial Officer and Treasurer; Copy to: Chair, Urban Environment and Development Committee; Commissioner of Works and Emergency Services; Commissioner of Urban Planning and Development Services; City Solicitor; Mr. Dave Kaufman, General Manager, Transportation Services; Mr. Gary H. Welsh, Director, Transportation Services, District Four; Mr. Shekhar Prasad, Director, Budget Services Division, Finance Department; Ms. Carmella Romano, Manager, Budget Services Division, Finance Department; Ms. Wendy Walberg, Legal Services; Ms. Ina Robinson, Manager, Council Secretariat Support, Clerk's Division - November 3, 1998)

(Report No. 13 - Clause No. 17(b))

At 6:00 p.m., Councillor Kinahan moved an extension for 15 minutes to complete the agenda.

**343. Potential Abandonment of Rail Corridors:
Report of the Caucus Rail Strategy Committee.**

The Committee had before it a report (October 21, 1998) from the Commissioner of Urban Planning and Development Services recommending that City Council:

- (1) support the recommendations of the Caucus Rail Strategy Committee report, in particular the recommendations to fully explore all practical options for ensuring continuity of adequate commuter rail services and the option of enacting legislation to facilitate the purchase of intact abandoned rights-of-way by municipalities and other interested parties, such options to include direct Provincial funding for GO Transit services and the provision of additional funding authority to municipalities; and
- (2) forward a copy of this report, and Council's resolution of June 3, 4, and 5, 1998 with regard to GO Transit's Funding Relationship with the City of Toronto, to the Caucus Rail Strategy Committee.

The Committee also had before a copy of the motion, which was adopted by City Council at its meeting held on June 3, 4 and 5, 1998, referred to in Recommendation No. (2) above.

On motion by Councillor Moscoe, the Development Committee:

- (1) recommended to Council the adoption of the aforementioned report (October 21, 1998) from the Commissioner of Urban Planning and Development Services;
- (2) requested the Commissioner of Urban Planning and Development Services to:
 - (a) review the feasibility of notifying all Committees of Adjustment that any applications regarding the abandonment of rail corridors, other than spur lines, be held in abeyance until such time as the City has established firm planning policies with respect to the disposition of such corridors; and
 - (b) develop planning policies to protect rail corridors, and consider the possibility of placing an interim control by-law on the utilization of such corridors;

and submit a report thereon directly to Council for consideration with this matter at its meeting on November 25, 1998; and

- (3) requested the Chief Financial Officer and Treasurer to review the taxation policies regarding rail rights-of-way, and explore the feasibility of a transfer to the City and lease back for a nominal sum in order to remove the tax incentive to sell such rights-of-way; and

submit a report thereon directly to Council for consideration with this matter at its meeting on November 25, 1998.

(Sent to: Commissioner of Urban Planning and Development Services; Chief Financial Officer and Treasurer; Copy to: Mr. Joe Tascona, M.P.P., Simcoe Centre, Chair of the Caucus Rail Committee; Mayor Mel Lastman, City of Toronto; Chief Administrative Officer; Mr. Paul Bedford, Executive Director and Chief Planner, City Planning Division; Mr. Rod McPhail, Director of Transportation, City Planning Division; Mr. Randy McLean, City Planning Division; Ms. Ina Robinson, Manager, Council Secretariat Support, Clerk's Division - November 6, 1998)

(Report No. 13 - Clause No. 2)

344. Revised Terms of Reference for the Toronto Cycling Committee.

The Committee had before it a report (September 25, 1998) from the City Clerk advising that the Toronto Cycling Committee on September 22, 1998, recommended to the Urban Environment and Development Committee that:

(1) the Terms of Reference for the Toronto Cycling Committee contained in Appendix 'A' to the report (September 2, 1998) from the Executive Director, City Planning, and the General Manager, Transportation Services, be adopted, subject to:

(a) amending item "(4) Composition," to read as follows:

"The Toronto Cycling Committee will be comprised of 21 members, including a Councillor and two citizens as Co-Chairs, as follows:

- 1 City Councillor;
- 15 citizens-at-large, including one cycle courier representative, equitably representative of all geographic districts of the City, selected through the Nominating Committee process;
- 5 representatives of the following organizations (one from each organization to be appointed):

- Toronto Pedestrian Committee;
- Toronto Bicycling Network;
- Community Bicycle Network;
- Toronto District School Board; and

- Toronto Catholic District School Board.

The above-mentioned five organizations may designate an alternate representative to attend meetings.”; and

- (b) deleting under the heading “(5) Term,” the words “Council Members shall be appointed for the Term of Council,” and inserting in lieu thereof the following:

“Initially, the Member of Council shall be appointed for a term ending on May 31, 1999, and for a period of 18 months thereafter, and until his/her successor is appointed.”;

- (2) the City Clerk be authorized to begin the process of 15 citizen appointments to the Toronto Cycling Committee through the Nominating Committee;
- (3) the Toronto Cycling Committee continue with the current membership until such time as Council has appointed a Councillor and citizen members, and the five designated organizations have named their representatives; and
- (4) community cycling advisory groups be recognized in the Terms of Reference and be provided with minimal Secretariat support.

On motion by Councillor Kinahan, the Committee recommended to Council the adoption of the aforementioned report.

(Report No. 13 - Clause No. 6)

345. Scarborough Group Home Zoning By-law No. 25225 and Appeals to the Ontario Municipal Board by the Former Municipality of Metropolitan Toronto, the Catholic Children’s Aid Society and the St. Leonard’s Society of Metropolitan Toronto.

The Committee had before it the the following reports:

- (i) (October 15, 1998) from the Commissioner of Urban Planning and Development Services recommending that:
- (1) Council repeal Scarborough Zoning By-law No. 25225;

- (2) authority be granted to introduce the necessary Bills at Council; and
- (3) the appropriate City officials be authorized to undertake any necessary action to give effect thereto and advise the Ontario Municipal Board of Council's decision;

advising that Scarborough By-law No. 25225 increases the separation distance between group homes from 300 metres to 800 metres; however there is no planning rationale or apparent need for the aforementioned increased separation distance; that the repeal of the By-law will nullify the appeals and eliminate the need for an Ontario Municipal Board hearing; and stating that the former municipalities' group home policies will be reviewed in the preparation of the new Official Plan and City-wide implementation policies.

- (ii) (October 15, 1998) from the Commissioner of Community and Neighbourhood Services expressing the Department's support of the Community and Neighbourhood Services Department for the repeal of the Scarborough Group Home Zoning By-law No. 25225, as recommended by the Commissioner of Urban Planning and Development Services in her report dated October 15, 1998, to the Urban Planning and Development Committee.
- (iii) (August 25, 1998) from the City Clerk advising that the Council of the City of Toronto at its meeting held on July 29, 30 and 31, 1998, struck out and referred Clause No. 15 of Report No. 7 of The Scarborough Community Council, headed "Ontario Municipal Board Appeal - Group Homes", to The Urban Environment and Development Committee for consideration.

On motion by Councillor Moeser, the Committee:

- (1) referred this matter to the Scarborough Community Council; and
- (2) requested the Scarborough Community Council to forward its comments with respect thereto to the Urban Environment and Development Committee for consideration at its meeting scheduled to be held on November 30, 1998:

(Scarborough Community Council; Copy to: Commissioner of Urban Planning and Development Services; Commissioner of Community and Neighbourhood Services; City Solicitor; Mr. Paul Bedford, Executive Director and Chief Planner, City Planning Division; Ms. Barbara Leonhardt, Director of Policy and Research, City Planning Division; Ms. Wendy Walberg, Legal Services - November 2, 1998)

(Report No. 13 - Clause No. 17(c))

346. Installation of Mid-Block Pedestrian Traffic Control Signals on Yonge Street, North of Shuter Street.

The Committee had before it a report (October 19, 1998) from the General Manager, Transportation Services Division recommending that mid-block pedestrian traffic control signals be installed on Yonge Street, at the Trinity Way entrance to the Eaton Centre, north of Shuter Street in conjunction with the installation of streetscape elements which would encourage pedestrians to use the new traffic control signals; advising that the estimated cost of the installation is \$55,000.00, and that funding therefor will be provided under Phase One of the Downtown Yonge Street Improvement Plan, Capital Fund Code 216-650; and stating that the local Councillors have expressed no concerns with this proposal.

On motion by Councillor Moscoe, the Committee recommended to Council the adoption of the aforementioned report from the General Manager, Transportation Services; and, further, that the proposed traffic control signals be supported by the judicious use of guide rails, if deemed necessary by the Transportation Services Division of the Works and Emergency Services Department.

(Report No. 13 - Clause No. 9)

347. “Prudent Avoidance” Policy on Siting Cellular Telephone Transmission Towers.

The Committee had before it the following communication and report:

- (i) (October 8, 1998) from the City Clerk advising that City Council on October 1 and 2, 1998, struck out and referred Clause No. 3 of Report No. 10 of The York Community Council, headed “(1) Removal of Parking Restrictions on Residential Side Streets in the Cedarvale Area; and (2) Request for Re-installation of Parking Meters on the South Side of Eglinton Avenue West, Ward 28, York Eglinton”; to the Urban Environment and Development Committee for comment insofar as it relates to City-wide implications only; and
- (ii) (October 30, 1998) from the General Manager, Transportation Services, advising that traffic issues in the Cedarvale community, south of Eglinton Avenue West and west of Bathurst Street have been of concern to residents for many years and also impact on the Northwest Forest Hill community on the north side of Eglinton Avenue West; stating that the former York Council at its meeting of June 25, 1997, approved implementation of the community-based and supported Cedarvale Neighbourhood Speed and Traffic Management Plan, which consists of a blend of various traffic

management measures as well as numerous traffic-calming elements, and further requested the former Municipality of Metropolitan Toronto Council to approve and implement those portions of the plan within its jurisdiction; pointing out that there is clearly an overriding local focus to this issue in terms of controlling traffic and parking on the neighbourhood streets and striking an appropriate balance between the needs of the local businesses and the adjoining residential community; that, in terms of potential City-wide implications, although the capacity of the arterial route to accommodate through traffic demands would appear to be the primary concern, it has been demonstrated that from a capacity perspective, the street can serve this demand even if off-peak parking is provided; accordingly, both local street and Eglinton Avenue West parking elements of the Cedarvale plan are arguably local in nature; and recommending that this report be received for information, and that the matter of the parking elements of the Cedarvale Neighbourhood Speed and Traffic Study be referred to the York Community Council for its further consideration and resubmission to City Council.

The following persons appeared before the Urban Environment and Development Committee in connection with the foregoing matter:

- Dr. George Milne, Chiropractor, and Chair of the Upper Village BIA;
- Mr. John Cautillo, Toronto;
- Ms. Grace Russo, Upper Village BIA;
- Ms. Elaine Levine, Toronto;
- Mr. Phil Hutchinson, Property Manager of 989 Eglinton Avenue West;
- Ms. Esme Temple, Toronto;
- Mr. David Eisenberg, Italian Association of BIAs;
- Mr. Ara Kurk, Owner, Frame and Gift Inc., 1005 Eglinton Avenue West;
- Ms. Robyn Butler, Manager of a gift shop on the north side of Eglinton Avenue West;
- Councillor Rob Davis, York-Eglinton; and
- Councillor Joe Mihevc, York-Eglinton.

On motion by Councillor Moscoe, the Committee:

- (A) recommended to Council the adoption of the recommendation of the York Community Council with respect to the removal of parking restrictions on residential side streets in the Cedarvale area, as embodied in the aforementioned Clause No. 3 of Report No. 10 of The York Community Council, viz:

“The York Community Council recommends that:

- (1) the newly implemented parking restrictions on the residential side streets in the Cedarvale area be removed; and that the

regulations which were in place prior to August 1998 be reinstated; and

(2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.”; and

(B) referred the issue of the re-installation of parking meters on the south side of Eglinton Avenue West to the General Manager, Transportation Services, with a request that he conduct a comprehensive review thereof and submit a further report to the York, North York and Toronto Community Councils.

(General Manager, Transportation Services; Copy to: Chair, Urban Planning and Development Committee; Councillor Rob Davis, York-Eglinton; Councillor Joe Mihevc, York-Eglinton; Councillor Anne Johnston, North Toronto; Councillor Michael Walker, North Toronto; Commissioner of Works and Emergency Services; Commissioner of Urban Planning and Development Services; Mr. Stephen C. Brown, Manager, Traffic/Parking, Transportation Services, York Civic Centre; Ms. Jacqueline White, Manager, Central Traffic Region, Transportation Services, Metro Hall; Dr. George Milne, Chiropractor, and Chair of the Upper Village BIA; Mr. John Cautillo, Toronto; Ms. Grace Russo, Co-ordinator of the Upper Village BIA; Ms. Elaine Levine, Toronto; Mr. Phil Hutchinson, Property Manager of 989 Eglinton Avenue West; Ms. Esme Temple, Toronto; Mr. David Eisenberg, Italian Association of BIAs; Mr. Ara Kurk, Owner, Frame and Gift Inc.; Ms. Robyn Butler, Toronto; Mr. Leon Taomina, Toronto; Ms. Bonnie Piecash, Toronto; Mr. Nadeem Khan, Toronto; Mr. Bruno Lopardo, Toronto; Mr. Bernie Good, Toronto; Mr. Mario Bartella, Toronto; Mr. Sandro Pecarro, Toronto; Ms. Mary Torrez, Toronto; Interim Contact, York Community Council; Interim Contact, North York Community Council; Interim Contact, Toronto Community Council - November 4, 1998)

(Report No. 13 - Clause No. 17(f))

348. Rapid Transit between Eglinton Avenue West and Black Creek and Eglinton Avenue West to the Airport.

The Committee had before it a communication (October 9, 1998) from the City Clerk advising that City Council on October 1 and 2, 1998, referred the following Motion to the Urban Environment and Development Committee for consideration:

Moved by: **Councillor Nunziata**

Seconded by: **Councillor Berardinetti**

“**WHEREAS** years of study, planning and engineering work went into the Eglinton Subway before the Province cancelled its construction; and

WHEREAS rapid transit plans within Toronto will be developed at some point over the coming years;

NOW THEREFORE BE IT RESOLVED THAT the Commissioner of Urban Planning and Development Services be directed to include in her review and studies of rapid transit in Toronto, an evaluation of rapid transit between Eglinton Avenue West and Black Creek, and Eglinton Avenue West to the airport.”

On motion by Councillor Pantalone, the Committee referred the aforementioned communication to the Commissioner of Urban Planning and Development Services for consideration at the appropriate time.

(Commissioner of Urban Planning and Development Services; Copy to: Councillor Frances Nunziata, York Humber; Councillor Lorenzo Berardinetti, Scarborough City Centre; Mr. Paul Bedford, Executive Director and Chief Planner, City Planning Division - November 2, 1998)

(Report No. 13 - Clause No. 17(g))

The Committee adjourned its meeting at 6:12 p.m.

Chair.