

# URBAN ENVIRONMENT AND DEVELOPMENT COMMITTEE

## A G E N D A

<b>Date of Meeting:</b>	<b>Monday, February 8, 1999</b>	<b>Enquiry:</b>	<b>Christine Archibald</b>
<b>Time:</b>	<b>9.30 a.m.</b>		<b>Committee Secretary</b>
<b>Location:</b>	<b>Committee Room 1, 2nd Floor</b>		<b>392-7039</b>
	<b>Toronto City Hall, 100 Queen St.</b>		<b>(E-mail carchiba@</b>
	<b>West, Toronto</b>		<b>city.toronto.on.ca)</b>

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**DECLARATIONS OF INTEREST PURSUANT TO  
THE MUNICIPAL CONFLICT OF INTEREST ACT.**

**CONFIRMATION OF MINUTES - January 11, 1999  
ELECTRONICALLY TRANSMITTED TO ALL MEMBERS OF THE COMMITTEE**

**DEPUTATIONS - LIST TO BE DISTRIBUTED AT MEETING.**

**COMMUNICATIONS/REPORTS.**

- 1. 10:30 A.M. PROPOSED AMENDMENTS TO BY-LAW NO. 60-1998 - THE  
CARBON MONOXIDE DETECTOR BY-LAW (All Wards)**

**PRESENTATION**

City Clerk  
(January 6, 1999)

**Forwarding** the action of City Council on December 16 & 17, 1998 respecting Clause 5 of Report No. 14 of The Urban Environment and Development Committee, headed "Proposed Amendments to By-law No. 60-1998 - 'The Carbon Monoxide Detector By-law' (All Wards), which Council struck out and **referred** back to the Urban Environment and Development Committee for further consideration.

- (A) Joint Report from the Fire Chief and Commissioner of Urban  
Planning and Development Services**

*(Report not yet available)*

- (B) Mr. Robert M. Prentice, Director of Corporate Services/Town Clerk Town of Newmarket  
(December 10, 1998)

**Requesting** support of the following Resolution which was adopted by the Town of Newmarket Council on December 7, 1998:

WHEREAS the use of carbon monoxide alarms has been proven to contribute to the reduction of carbon monoxide poisoning;

AND WHEREAS the incidence of carbon monoxide poisoning within buildings and its threat to the health and safety of the residents of Ontario has been clearly recognized by many municipalities through the introduction of public awareness campaigns and the adoption of different municipal by-laws requiring installation of detectors;

AND WHEREAS the Ontario Building Code currently only requires the installation of carbon monoxide detectors in new houses where there is a solid fuel burning device such as a fireplace or a wood burning stove and does not apply to homes built prior to 1994;

AND WHEREAS the use of carbon monoxide detectors in all buildings is an effective method to protect the residents of Ontario from the threat of carbon monoxide poisoning;

THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE TOWN OF NEWMARKET AS FOLLOWS:

THAT the Province of Ontario be requested to amend the Ontario Building Code to require the installation of carbon monoxide detectors in all residential dwelling units;

- (C) Ms. Sandra Pavan, Beacon Hill Tenants Association  
(December 16, 1998)

**Requesting** that building standards be enforced in her apartment building.

- (D) Mr. Wilfrid Worland, Director, Asset Management Branch, Metropolitan Toronto Housing Authority  
(December 16, 1998)

**Requesting** clarification on the City of Toronto's municipal by-law No. 60-1998 - standards on carbon monoxide detector installations.

**2. 11:00 A.M. THE FRAMEWORK FOR THE NEW OFFICIAL PLAN FOR TORONTO**

**PRESENTATION**

Commissioner of Urban Planning and Development Services  
(January 25, 1999)

**Recommending that:**

- (1) Council endorse the framework outlined in this report, the work program, process, timing and communication strategy for developing a new Official Plan for the City of Toronto;
- (2) Council approve the establishment of an Official Plan Council Reference Group to guide the process. The Council Reference Group is to be chaired by the Chair of the Urban Environment and Development Committee and should be comprised of 6 members of Council;
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**3. 2:00 P.M. OFFICIAL PLAN POLICIES AND RELATED BY-LAWS REGARDING THE CONVERSION TO CONDOMINIUM AND DEMOLITION OF RENTAL HOUSING, AND STATUS OF CONDITION SURVEY OF HIGH-RISE RENTAL STOCK (ALL WARDS)**

**PRESENTATION**

**DEPUTATIONS**

City Clerk  
(January 6, 1999)

**Forwarding** the action of City Council on December 17 & 18, 1998 respecting Clause No. 2 of Report No. 14 of The Urban Environment and Development Committee, headed "Official Plan Policies and Related By-laws Regarding the Conversion to Condominium and Demolition of Rental Housing (All Wards)", whereby Council directed that the Clause be struck out and **referred** back to the Urban Environment and Development

Committee for further consideration at its meeting to be held on February 8, 1999, and the holding of a statutory public meeting if necessary, having regard that the Committee has requested further reports on this matter.

(A) Commissioner of Urban Planning and Development Services  
(January 21, 1999)

**Recommending:**

- (1) Council adopt new official plan policies to regulate the conversion to condominium and demolition of rental housing by adding either the new policies presented as Option A, or Option B, to the Metropolitan Toronto Official Plan:

Option A:

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, by discouraging the conversion of rental units to equity co-operative, and by encouraging new rental housing production.
- 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 policies 135.1, 135.2, and 135.4, to consider allowing the conversion of buildings containing six or more rented residential units only where:
  - (a) the rents that were actually 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; and

- (b) at least 66 percent of the tenanted households have expressed their support in writing for the conversion application in a manner prescribed by Council.

135.4 to seek the retention of rented residential units, except where the whole or part of a building which contains such units is in the opinion of the Chief Building Official structurally unsound, and to consider, where appropriate, acquiring or leasing a 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.

#### Option B

Should Council chose to provide an exemption for equity co-operatives under specific circumstances, it is recommended that policies 135.1, 135.2, 135.4 and 135.5 of Option A be adopted, and policy 135.3 be replaced with the following:

135.3 (a) despite policies 135.1, 135.2, and 135.4, to consider allowing the conversion of buildings containing six or more rented residential units only where:

- (i) the rents that were actually 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; and

- (ii) at least 66 percent of the tenanted households have expressed their support in writing for the conversion application in a manner prescribed by Council; and
  - (b) despite policies 135.1, 135.2 and 135.4, to consider allowing the conversion of equity co-operative buildings containing six or more rented residential units: which were legally created prior to June 17, 1998; where 50 percent or less of the units are tenanted; and where 66 percent of each of the tenant and shareholder-occupied households have expressed their support in writing for the conversion application in a manner prescribed by Council.
- (2) Council adopt the following changes to support and bring effect to the proposed policies set out in (1) above:
- (a) add the following definitions 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.
    - “rented residential units”*  
means premises used for rented residential purposes, and includes premises that have been used for rented residential purposes and are vacant.
  - (b) delete the following sections dealing with conversions:
    - sections 2.5.6, 4.5.3, 4.5.4 and 4.5.5 in the East York Official Plan;
    - 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;
    - sections 2.6.2 and 2.6.3 in Part C.4 of the North York Official Plan;
    - section 6.18 in the Toronto Official Plan; and
    - section 9.7(b) and item 6. in Part (B) in Appendix I of the York Official Plan;

- (c) deleting the following sections dealing with demolitions:
    - section 2.6.3 in Part C.4 of the North York Official Plan;
    - section 2.2.15 in the Etobicoke Official Plan;
    - section 9.8 in the York Official Plan;
    - section 6.19 in the City of Toronto Official Plan;
    - and
    - sections 4.10 and 4.10.1 in the East York Official Plan;
  - (d) deleting the following sections dealing with the replacement of housing:
    - section 2.6.4 in Part C.4 of the North York Official Plan; and
    - section 2.2.16 in the Etobicoke Official Plan; and
  - (e) making any related technical amendments to the Official Plans listed in Recommendations Nos. (2)(a), (b), (c), (d) and (e) to reflect the amendment and deletion of the sections.
- (3) Upon adoption of the Official Plan policies outlined in Recommendation Nos. (1) and (2), 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 UEDC 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 adopt as policy that for any official plan amendment application and/or zoning by-law application that, if approved would result in the demolition of rented residential units, at minimum notice shall be given in accordance with:
- (a) Subsections 2.(2) 1. and 2.(2) 2. of Ontario Regulation 198/96 as amended by Ontario Regulation 506/98 (notice of public meeting for official plan amendment by mail to owners within 120 metres and posting a notice on the subject property visible from a public road); and/or

- (b) Subsections 3.(2)1. and 3(2)2. of Ontario Regulation 199/96 as amended by Ontario Regulation 507/98 (notice of public meeting for zoning by-law by mail to owners within 120 metres and posting a notice on the subject property visible from a public road); and

the applicant shall be requested to post a notice of the application in a manner prescribed by the City in a central area of the property.

- (6) Council resolve that for the purposes of defining “high-end rental units” in accordance with Policy No. 135.3 (refer to Recommendation No. (1)) the factor of 1.5 times the City’s average rent (by bedroom size) as detailed in Appendix B shall be used.
- (7) 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 Committee on harmonizing the by-laws;
- (8) 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;
- (9) 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;
- (10) 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.

**(B)** Commissioner of Community and Neighbourhood Services

(January 25, 1999)

**Responding** to the Committee's request for a report on preliminary study results which assessed the physical condition of high rise rental buildings in the (former) City of Toronto; providing preliminary information about the Condition study and implications for policies outlined in the foregoing Conversion to Condominium and Demolition of Rental Housing report; informing the Committee that a presentation of the final Condition study results will be made to Community and Neighborhood Services, spring, 1999 and that a process is under way to develop a consolidated, harmonized Property Standards By-law to replace those of the six former municipalities and a corresponding set of uniform practices, and **recommending** that this report be received for information.

(C) N. Jane Pepino, Q.C., Barrister & Solicitor, Aird & Berlis  
(January 20, 1999)

**Forwarding** clients' concerns to the proposed Official Plan Policies and Related By-laws regarding Conversion to Condominium and Demolition of Rental Housing.

(D) Ms. Cynthia A. MacDougall, Barrister & Solicitor, McCarthy Tetrault  
(December 16, 1998)

**Forwarding** clients' concerns to the proposed Official Plan Policies and Related By-laws regarding Conversion to Condominium and Demolition of Rental Housing.

4. 3:00 P.M. **PROPOSAL TO 'BURY' THE F.G. GARDINER EXPRESSWAY BELOW GRADE BETWEEN DUFFERIN STREET AND THE DON RIVER: CONCEPT REVIEW**

**PRESENTATION**

Joint Report from the Commissioner of Urban Planning and Development and the Commissioner of Works and Emergency Services  
(January 25, 1999)

**Recommending** that, in light of the concerns raised in the joint report from the Commissioner of Urban Planning and Development Services and the Commissioner of Works and Emergency Services, the Urban Environment and Development Committee be **requested** to provide guidance to staff regarding the direction to follow with respect to the proposal to reconstruct the F.G. Gardiner Expressway below grade.

5. 4:00 P.M. SUMMARY OF WINTER OPERATIONS - JANUARY 1999

**PRESENTATION**

**DEPUTATIONS**

Commissioner of Works and Emergency Services  
(January 25, 1999)

**Providing** an outline of the activities undertaken by Transportation Services staff in preparation for the 1998-1999 winter road maintenance season, the courses of action taken during the severe winter storms in the first two weeks of January, 1999, and the actions taken subsequent to those storms and **recommending** that:

- (1) this report be received for information; and
- (2) the Commissioner of Works and Emergency Services prepare a detailed report for the March 31, 1999 meeting of Urban Environment and Development Committee recommending a comprehensive winter maintenance plan for the City

(A) Councillor Saundercook, Chair, York Community Council  
(January 6, 1999)

**Requesting** that Councillor Saundercook and Alana Butcher, Acting Executive Director of the George Syme Seniors' Centre appear before the Economic Development Committee to speak about the Snowlink program in the former City of York.

(B) City Clerk  
(November 23, 1998)

**Forwarding** the action of the Toronto Pedestrian Committee on November 19, 1998, and **recommending** that:

- (1) Toronto City Council support the public funding for sidewalk clearance throughout the new City; and
- (2) Joan Doiron, Co-Chair, be authorized to depute this matter at the Urban Environment and Development Committee.

(C) Councillor Berardinetti, Chair Scarborough Community Council  
(January 5, 1999)

**Recommending** policies and procedures be established City-wide for snow removal

6. **RAPID TRANSIT CONNECTION BETWEEN PEARSON INTERNATIONAL AIRPORT AND UNION STATION**

*(Deferred from last meeting - The Hon. David Collonette, Minister of Transport was invited to give a presentation at this meeting - see 3a)*

Commissioner of Urban Planning and Development Services  
(January 7, 1999)

**Summarizing** Council's motions regarding the planning of a rapid transit connection to Pearson International Airport and **providing** an update to the report on this issue dated November 27, 1998 from the Commissioner of Urban Planning and Development Services, and **recommending** that Council receive this report for information.

(A) Chair, Urban Environment and Development Committee  
(January 14, 1999)

**Inviting** the Minister of Transport, the Honourable David Collonette, to give a presentation to the Committee's February 8, 1999 meeting

(B) Commissioner of Urban Planning and Development Services  
(November 27, 1998)

**Providing** an update on the status of the responses from the federal and provincial governments with respect to the proposal for a rapid transit connection between Pearson International Airport and Union Station, and **recommending** that consideration of this matter be deferred until the Urban Environment and Development Committee meeting in January 1999 in order to allow additional time for responses from the Provincial and Federal Governments.

(C) City Clerk  
(October 9, 1998)

Communication addressed to the Minister of Transport enclosing a copy of Clause No. 1 of Report No. 10 of The Urban Environment and Development Committee, headed "A Rapid Transit Connection Between Pearson International Airport and Union Station", which was adopted, as amended, by the Council of the City of Toronto at its meeting held on October 1 and 2, 1998; and drawing the Minister's attention to the amendment by Council found at the beginning of the Clause, viz:

"It is further recommended that:

- (1) the federal Minister of Transportation be invited to make a presentation respecting this matter to the next meeting of the Urban Environment and Development Committee to be held on November 2, 1998; and

- (2) the Commissioner of Urban Planning and Development Services be requested to submit a report to Council in November 1998, if possible, or in December 1998, with an update on whether there has been any movement from the provincial or federal governments with respect to the foregoing matter, so that Council can be informed on the progress of this project.”

(D) Mr. Richard C. Ducharme, Managing Director, GO Transit  
(November 17, 1998)

**Responding** to Council’s action taken on October 1 and 2, 1998 (Clause 1 of Report 10 of the Urban Environment and Development Committee refers) in which GO Transit was requested to provide a preliminary cost estimate for upgrading the Weston Corridor to accommodate all-day GO Service from Union Station to a new station in the area of the Woodbine Racetrack and **advising** that improvements associated with this service would include a rail/rail grade separation at West Toronto; track additions (full extent of additions required subject to detailed analysis), and; a new station at the Woodbine Race Track. The preliminary cost estimate for these improvements is in the order of \$100 million. This estimate is also based on the assumption that no major platform improvements/changes at Union Station would be required to accommodate this service.

7. **CONTRACT EB9807RD, RECONSTRUCTION OF PRINCE EDWARD DRIVE NORTH FROM BLOOR STREET WEST TO DUNDAS STREET WEST, KINGSWAY - HUMBER WARD - ADDITIONAL EXPENDITURES FOR INCREASED WORK**

Commissioner of Works and Emergency Services & Chief Financial Officer & Treasurer  
(January 7, 1999)

**Requesting** Council’s authorization for additional necessary expenditures to cover the cost of increased activities, as a result of changed conditions during the reconstruction of Prince Edward Drive from Bloor Street to Dundas Street, in the Etobicoke District, and **recommending** that:

- (1) additional expenditures in the amount of \$92,500.00, including Goods and Services Tax, be authorized for the construction of additional contract item work on Contract EB9807RD for the reconstruction of Prince Edward Drive from Bloor Street to Dundas Street, in the Etobicoke District; and
- (2) the appropriate City officials be authorized to take the necessary action to give effect thereto.

**8. RUSSELL HILL SUBWAY TRAIN ACCIDENT ON AUGUST 11, 1998 - DUE DILIGENCE CHECKLIST UPDATE**

Mr. William Buffett, Assistant General Secretary, Toronto Transit Commission  
(December 4, 1998)

**Forwarding**, for the information of the City of Toronto, Report No. 28 of the Toronto Transit Commission, titled "Russell Hill Subway Accident of August 11, 1998 - Due Diligence Checklist Update, which provided a status report on the progress toward closing the Coroner's Jury Recommendations and the TTC's Internal Team Recommendations.

**9. RAIL SAFETY OVERSIGHT**

General Secretary, Toronto Transit Commission  
(December 4, 1998)

**Forwarding** Report No. 24 of the Toronto Transit Commission titled "Rail Safety Oversight" and **recommending** that the Urban Environment Committee and City Council approve the proposal to use the Rail Safety Audit Program provided by the American Transit Association as the independent audit element for the TTC public safety process.

**10. INSTALLATION OF TRAFFIC CONTROL SIGNS AT O'CONNOR DRIVE AT NORTHRIDGE AVENUE; O'CONNOR DRIVE AT GLENWOOD CRESCENT; AND O'CONNOR DRIVE AT FOUR OAKS GATE (WARD 1 - EAST YORK)**

City Clerk  
(December 21, 1998)

**Forwarding** the recommendations of the East York Community Council from its meeting on December 9, 1998, that:

- (1) traffic signals be installed at the intersection of O'Connor Drive and Glenwood Crescent in the year 1999;
- (2) the Commissioner of Works and Emergency Services be requested to conduct a review of traffic along Glenwood Crescent six months after the installation of the traffic lights to determine the degree of traffic infiltration during a.m. and p.m. rush hours and report such findings to this Community Council;
- (3) the Commissioner of Works and Emergency Services be requested to submit a report to the East York Community Council on the following:
  - (a) the feasibility of using red lights in place of amber lights at crosswalks;  
and

- (b) the system that is currently used in the City of Vancouver;
  - (4) the Toronto Police Services Board be requested to increase radar enforcement along O'Connor Drive;
  - (5) the Commissioner of Works and Emergency Services be requested to "square off" the corner of O'Connor Drive and Glenwood Crescent; and
  - (6) the traffic control signals be installed at the intersection of O'Connor Drive and Four Oaks Gate.
- (A) Works and Emergency Services, Transportation  
(January 25, 1999)

*(Reporting on the foregoing - Report not yet available)*

**11. TEMPORARY TRAFFIC REGULATIONS FOR THE CONSTRUCTION OF THE SHEPPARD SUBWAY - YONGE STATION (NORTH YORK CENTRE)**

General Manager, Transportation Services  
(January 25, 1999)

**Recommending** that authority be granted for the introduction of traffic regulations as outlined in Appendix 1 of the foregoing report.

**12. REVISED TERMS OF REFERENCE FOR THE TORONTO CYCLING COMMITTEE**

City Clerk  
(January 22, 1999)

**Recommending** that the Terms of Reference of the Toronto Cycling Committee be amended by inserting the following with regard to Community Cycling Advisory Groups, as recommended in the communication dated January 16, 1999, from Mr. Jack Becker, Co-Chair, Toronto Cycling Committee.

“(13) Community Cycling Advisory Groups:

The Toronto Cycling Committee encourages the creation of and will work with local residents to establish) Community Cycling Advisory Groups to represent the interests of cyclists within communities, focusing on local needs and priorities, bringing such interests and needs to the Toronto Cycling Committee, and promoting the Toronto Cycling Committee's initiatives and programs as they apply to any community.

The location and frequency of Community Cycling Advisory Group meeting shall be at the discretion of the Chair of each Community Cycling Advisory Group. Composition and membership shall be determined by each Community Cycling Advisory Group.

The City Clerk will provide Secretariat support to arrange meeting rooms for Community Cycling Advisory Groups. Community Cycling Advisory Groups shall have limited support from other City staff, only as is requested specifically for an agenda item by any community Cycling Advisory Group and as agreed to by staff.

The number of Community Cycling Advisory Groups may vary from time to time, as supported by the public within each community of the City of Toronto.

Groups wishing to fill the role of a Community Cycling Advisory Group shall apply to the Toronto Cycling Committee to be recognized. The Toronto Cycling Committee shall be responsible for monitoring the activities of any Community Cycling Advisory Group on an ongoing basis to ensure that the role of a Community Cycling Advisory Group is being met, otherwise the recognition shall be withdrawn.”