

THE CITY OF TORONTO

City Clerk's Division

Minutes of the Strategic Policies and Priorities Committee

Meeting No. 6

Tuesday, May 4, 1999

The Strategic Policies and Priorities Committee met on Tuesday, May 4, 1999, in Committee Room 1, 2nd Floor, City Hall, Toronto, commencing at 9:39 a.m.

Attendance

Members were present for some or all of the time period indicated.

	9:39 a.m. to 10:50 a.m.
Mayor Mel Lastman, Chair	X
Councillor Brian Ashton	X
Councillor Milton Berger	X
Councillor Lorenzo Berardinetti	X
Councillor Elizabeth Brown	-
Councillor Betty Disero	X
Councillor Dennis Fotinos	X
Councillor Tom Jakobek	X
Councillor Chris Korwin-Kuczynski	X
Councillor Dick O'Brien	-
Councillor Case Ootes	X
Councillor Joe Pantalone	X
Councillor Michael Prue	X
Councillor Kyle Rae	X
Councillor Bill Saundercook	X

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Confirmation of Minutes.

On motion by Councillor Rae, the minutes of the meetings of the Strategic Policies and Priorities Committee held on the following dates were confirmed:

April 7, 1999;
April 20, 1999; and
April 26, 1999.

6-1. New Development Charges By-law.

The Strategic Policies and Priorities Committee had before it a report (April 28, 1999) from the Chief Financial Officer and Treasurer, recommending that:

- (1) the attached Development Charges Background Study prepared by C.N. Watson and Associates Ltd. dated April 19, 1999, be received;
- (2) the public meeting required pursuant to Section 12 of the Development Charges Act, 1997 be held at the meeting of the Policy and Finance Committee scheduled on June 24, 1999; and
- (3) the appropriate City Officials be authorized to take the steps necessary to give effect thereto.

The Strategic Policies and Priorities Committee also had before it a joint communication (May 3, 1999) from Mr. Jim Murphy, Greater Toronto Homebuilders Association, Mr. Vince Brescia, Local 183, Mr. Richard Lyall, MTABA, and Mr. Stephen Kaiser, UDI, respecting the New Development Charges By-law for the City of Toronto; and forwarding the following recommendations:

- (1) that a special meeting of this Committee be held in advance of the proposed June 24, 1999, meeting to hear depositions. We believe that June 24, 1999, will be too late to deal effectively with the issues given that the development charge by-law must be approved by Council prior to August 31, 1999;
- (2) that the report from the Chief Financial Officer and Treasurer be referred for review and input from the six Community Councils, the Economic Development Committee and Urban Environment and Development Committee. These committees should report prior to the scheduled June 24, 1999, statutory public meeting pursuant to the Development Charges Act;

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- (3) that the Urban Planning and Development Services Department be requested to report on the impact of the proposed development charges with respect to the cost of housing in the City and the impact such a policy would have on housing intensification; likewise the Economic Development, Culture and Tourism Department be requested to report on the impacts of development charges on business investment and expansion within the City;
- (4) that the Finance Department be asked to provide a report on the current status of the reserve funds collected from development charges in the former City's of Scarborough, North York and Etobicoke, including the amounts collected and the projects/facilities to which such funds are being held in reserve; and
- (5) that the Urban Planning and Development Services and/or Legal Department be asked to provide a report on the status of collections made by developers under Section 37 agreements (pursuant to the Planning Act). The report should address the amount of monies collected and the projects/facilities to which developers were asked to make such contributions. Furthermore, the report must address how Section 37 agreements will be structured if the proposed development charge by-law were in place.

The Chief Financial Officer and Treasurer and Mr. Cam Watson, C. N. Watson and Associates Ltd., gave an overhead presentation to the Strategic Policies and Priorities Committee in connection with the foregoing matter, and filed a copy of his presentation material.

The following persons appeared before the Strategic Policies and Priorities Committee in connection with the foregoing matter:

- Mr. Murray Goldman, Chairman, The Goldman Group; and
- Mr. Neil Rodgers, Director of Policy, Urban Development Institute, Ontario.

On motion by Councillor Pantalone, the Strategic Policies and Priorities Committee recommended to Council:

- (1) the adoption of the report (April 28, 1999) from the Chief Financial Officer and Treasurer;
- (2) that the Commissioner of Economic Development Culture and

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Tourism be requested to report to the Strategic Policies and Priorities Committee on the impact of development charges on business investment and companies within the City;

- (3) that the Chief Financial Officer and Treasurer be requested to report to the Strategic Policies and Priorities Committee on the status of existing development charges reserve funds and the purpose for which these funds are held;
- (4) that the Commissioner of Urban Planning and Development Services and the City Solicitor be requested to report to the Strategic Policies and Priorities Committee on the status of collections made from developers under Section 37 agreements and how such agreements will be structured if the proposed development charge by-law is adopted;
- (5) that the foregoing requested reports be submitted to the Strategic Policies and Priorities Committee prior to the proposed public meeting of the Policy and Finance Committee scheduled to be held on June 24, 1999; and
- (6) that the Capital Program identified in the Development Charge Background Study be forwarded to the Budget Committee for its review.

(Clause No. 1, Report No. 9)

6-2. Parks Yard Revitalization Study.

The Strategic Policies and Priorities Committee had before it a communication (April 7, 1999) from the City Clerk, advising that The Economic Development Committee on March 29, 1999, recommended to the Strategic Policies and Priorities Committee the adoption of the report (March 11, 1999) from the Commissioner, Economic Development, Culture and Tourism in accordance with Recommendation (8) therein; such report containing the following recommendations:

- “(1) that the Edenbridge Yard, located in the West District, be closed and staff relocated to other yard facilities in the District and that the property be declared surplus;
- (2) that the staff working from the Bermondsey Yard, located in the East District, be relocated to Northline Road Yard and that the Bermondsey Yard

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be designated for Works Department staff only;

- (3) that the staff working from the G. Ross Lord Park Yard, located in the North District, be relocated to the Alness Yard and the facility in G. Ross Lord Park be used as a seasonal location;
- (4) that the staff working from the Morningside Yard located in Morningside Park, in the East District, be relocated to the Morningside Works/Parks yard located at 891 Morningside Avenue, and that the Morningside Parks Yard be used as a seasonal location;
- (5) that Phase 2 of the Yard Study consider the consultant's report commissioned by the former City of Toronto to renovate the Chaplin Yard, located in the South District, which is currently vacant;
- (6) that the staff working from the Humber Bay Yard, located in the West District, be relocated to the Kipling Yard and that the Humber Bay Yard be used as a seasonal location;
- (7) that the Bathurst Street Yard, located in the South District, continue to be occupied by Toronto Forestry crews until construction of the fixed link bridge, at which time the yard would be closed and staff relocated to other yards; and
- (8) that this report be submitted, with subsequent recommendations from the Economic Development Committee to the Strategic Priorities and Policy Committee."

The Strategic Policies and Priorities Committee also had before it a communication (April 29, 1999) from the City Clerk, advising that the Etobicoke Community Council on April 28, 1999, adopted a Motion by Councillor Bruce Sinclair, the operative part of which reads as follows:

“THEREFORE BE IT RESOLVED THAT the Director of Parks and Recreation, West District, be requested to submit a report to the Etobicoke Community Council on the possibility of retaining the property in the City park system as an integral part of the Humber Valley Park system; and

THAT the Strategic Policies and Priorities Committee be requested to defer consideration of Recommendation No. (1) contained in Agenda Item No. 2, headed “Parks Yard Revitalization Study”, on the agenda for the meeting of the Committee on May 4, 1999, pending receipt of the aforementioned report

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by the Etobicoke Community Council.”

On motion by Councillor Ashton, The Strategic Policies and Priorities Committee recommended to Council the adoption of the Recommendation of the Economic Development Committee embodied in the foregoing communication (April 7, 1999) from the City Clerk, subject to striking out Recommendation No. (1) embodied in the report (March 11, 1999) from the Commissioner of Economic Development, Culture and Tourism, and inserting in lieu thereof the following:

“(1) that the Commissioner of Economic Development Culture and Tourism be requested to submit a report to the Strategic Policies and Priorities Committee on the practicality of retaining the Edenbridge Yard, West District, as park space.”

(Clause No. 2, Report No. 9)

6-3. Residential Tax Phase-in - 3 Nassau Street (Downtown).

The Strategic Policies and Priorities Committee had before it a communication (April 1, 1999) from the City Clerk, advising that the Assessment and Tax Policy Task Force on April 1, 1999, during its consideration of a communication (March 18, 1999) from Mr. Alex Siegel requesting that 3 Nassau Street be exempted from the phase-in by-law, submitted the matter to the Strategic Policies and Priorities Committee without recommendation; and requested the Chief Financial Officer and Treasurer to:

- (1)
 - (a) review the situation with respect to 3 Nassau Street and, if the matter can be easily resolved, report to the Strategic Policies and Priorities Committee or directly to Council as necessary, in order that the matter can be dealt with by City Council at its meeting to be held on April 14, 1999; or
 - (b) if she has concerns with respect to 3 Nassau Street, to forward those concerns to the Task Force at its meeting to be held on May 3, 1999; and
- (2) report to the meeting of the Task Force to be held on May 3, 1999 on the general issues respecting the phase-in by-law raised by the situations experienced by the owners of 188 Eglinton Avenue East and 3 Nassau Street, and outlining proposed solutions.

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The Strategic Policies and Priorities Committee also had before it a communication (May 3, 1999) from the City Clerk, advising that the Assessment and Tax Policy Task Force on May 3, 1999, recommended to the Strategic Policies and Priorities Committee that By-law No. 966-1998 be amended to include any change in classification between 1997 and 1998, such that the property is reflected as residential/farm for 1998.

The Strategic Policies and Priorities Committee recommended to Council the adoption of the Recommendation of the Assessment and Tax Policy Task Force, embodied in the aforementioned communication (May 3, 1999) from the City Clerk.

(Report No. 9, Clause No. 9)

**6-4. Year 2000 Priority One Business Functions
Status Report March/April 1999.**

The Strategic Policies and Priorities Committee had before it a report (April 20, 1999) from the Commissioner of Corporate Services, outlining the following information as requested by Council at its meeting in November 1998, (i) status report of each priority 1 Year 2000 function; (ii) status report on the ABC's and their state of readiness; (iii) status report on expenditures for priority 1 Year 2000 functions; and (iv) change requests; and recommending that:

- (1) this report be received for information; and
- (2) the Strategic Policies and Priorities Committee refer this report to Council for its information.

The Strategic Policies and Priorities Committee received the aforementioned report (April 20, 1999) from the Commissioner of Corporate Services; and directed that a copy thereof be forwarded to Council for information.

(Report No. 9, Clause No. 15)

6-5. Environmental Task Force - Quick Starts.

The Strategic Policies and Priorities Committee had before it a report (April 26, 1999) from the Chief Administrative Officer, outlining the process for the internal review of the Environmental Task Force (ETF) - Quick Start Actions; providing an update on the status of individual items; and recommending that the process outlined in this report be endorsed.

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The Strategic Policies and Priorities Committee also had before it a report (May 4, 1999) from Councillor Jack Layton, Chair, Environmental Task Force recommending that the Recommendation embodied in the report (April 26, 1999) from the Chief Administrative Officer be amended by adding the following subsections:

- (1) that all the quick starts, except for the seven listed in the body of the report, go forward to the appropriate committee as soon as possible;
- (2) that the seven quick starts first be reviewed by the Toronto Inter-Departmental Environment Team (TIE) as outlined in the report go to the appropriate committee by September 1999, for report or progress update; and
- (2) that a copy of each of the reports be forwarded to the Environmental Task Force (ETF) for information.

On motion by Councillor Pantalone, The Strategic Policies and Priorities Committee recommended to Council:

- (1) the adoption of the report (April 26, 1999) from the Chief Administrative Officer;
- (2) that all the Quick Starts, except for the seven listed in the body of the aforementioned report, be forwarded to the appropriate committee as soon as possible;
- (3) that the seven Quick Starts first be reviewed by the Toronto Inter-Departmental Environment Team (TIE) as outlined in the aforementioned report and be forwarded to the appropriate committee by September 1999, for report or progress update; and
- (4) that a copy of each of the reports be forwarded to the Environmental Task Force (ETF) for information.

(Report No. 9, Clause No. 12)

**6-6. Appeal Of Interim Control By-law 1997-0321 -
Ontario Municipal Board.**

The Strategic Policies and Priorities Committee had before it a confidential report (April 26, 1999) from the City Solicitor, respecting Interim Control By-law 1997-

0321.

The Strategic Policies and Priorities Committee recommended to Council the adoption of Recommendations Nos. (1) (2) and (3) embodied in the aforementioned confidential report (April 26, 1999) from the City Solicitor, respecting an appeal of Interim Control By-law No. 1997-0321 - Ontario Municipal Board, which was forwarded to Members of Council under confidential cover.

(Report No. 9, Clause No. 4)

6-7. Phase 1 Renovations To Toronto City Hall - Recommended Actions In Response To Office Consolidation Sub-committee Motions And Additional Budget Requirements.

The Strategic Policies and Priorities Committee had before it a communication (April 30, 1999) from the City Clerk, advising that the Budget Committee on April 30, 1999:

- (A) recommended to the Strategic Policies and Priorities Committee and Council, the adoption of the Recommendations of the Corporate Services Committee embodied in the communication (April 22, 1999) from the City Clerk, subject to:
 - (1) adding the following:

“that when renovations to the Glass House and two adjoining rooms located in the underground parking level of City Hall are undertaken, such renovations allow for staff to observe pedestrian and vehicular traffic, i.e., no physical obstructions to obscure the view of staff be put in place, for security reasons”; and
 - (2) funding for the renovations be from the Capital Account for Transition Projects; and
- (B) requested that the Office Consolidation Sub-Committee appear before the Budget Committee at its next meeting on May 25, 1999, to answers Members questions with regard to the status of renovations to City Hall.

Councillor Pantalone moved that the Strategic Policies and Priorities Committee recommend to Council that:

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- (1) the six existing washrooms located on the second floor be renovated and additional funds in the amount of \$14,200.00 be allocated for this purpose;
- (2) the glass replacement to prevent sound spilling from Committee Room No. 1 into adjacent hallways be approved and funds in the amount of \$18,200.00 be allocated for this purpose;
- (3) the funds in the amount of \$18,000.00 be allocated to renovate the Glass House and two adjoining rooms located on the underground parking level of City Hall to accommodate the Council drivers in one location;
- (4) when renovations to the Glass House and two adjoining rooms located in the underground parking level of City Hall are undertaken, such renovations allow for staff to observe pedestrian and vehicular traffic, i.e., no physical obstructions to obscure the view of staff be put in place, for security reasons;
- (5) funding for the renovations be provided from the Capital Account for Transition Projects; and
- (6) the Corridors located on the second floor at City Hall be renamed to reflect their geographical location i.e., Bay Street, Dundas Street, Queen Street, and University Avenue. **(Carried)**.

Councillor Jakobek, moved that the Commissioner of Corporate Services be requested to submit a detailed report directly to Council for its meeting scheduled to be held on May 11, 1999, on the amount of swing space that is currently being rented to date, such report to also include the cost in regard thereto. **(Carried)**.

The decision of the Strategic Policies and Priorities Committee therefore is as follows:

The Strategic Policies and Priorities Committee:

(A) recommended to Council that:

- (1) the six existing washrooms located on the second floor be renovated and additional funds in the amount of \$14,200.00 be allocated for this purpose;**

- (2) **the glass replacement to prevent sound spilling from Committee Room No. 1 into adjacent hallways be approved and funds in the amount of \$18,200.00 be allocated for this purpose;**
 - (3) **the funds in the amount of \$18,000.00 be allocated to renovate the Glass House and two adjoining rooms located on the underground parking level of City Hall to accommodate the Council drivers in one location;**
 - (4) **when renovations to the Glass House and two adjoining rooms located in the underground parking level of City Hall are undertaken, such renovations allow for staff to observe pedestrian and vehicular traffic, i.e., no physical obstructions to obscure the view of staff be put in place, for security reasons;**
 - (5) **funding for the renovations be provided from the Capital Account for Transition Projects; and**
 - (6) **the Corridors located on the second floor at City Hall be renamed to reflect their geographical location i.e., Bay Street, Dundas Street, Queen Street, and University Avenue; and**
- (B) **requested the Commissioner of Corporate Services to submit a detailed report directly to Council for its meeting scheduled to be held on May 11, 1999, on the amount of swing space that is currently being rented to date, such report to also include the cost in regard thereto.**

(Report No. 9, Clause No. 3)

**6-8. Heron Park Community Centre Project
Ward 16 - Scarborough Highland Creek**

The Strategic Policies and Priorities Committee had before it a communication (April 30, 1999) from the City Clerk, advising that the Budget Committee on April 30, 1999, recommended to the Strategic Policies and Priorities Committee, and Council, the adoption of the joint report (April 14, 1999) from the Commissioner of Economic Development, Culture and Tourism and the Chief Financial Officer and Treasurer, such report containing the following recommendations:

- “(1) the 1999 Parks and Recreation Capital Works Program be amended to provide additional capital funds in the amount of \$760,000.00, financed by the issuance of debentures issued for a term not

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exceeding 20 years, to enable the inclusion of facility and program space improvements for the Heron Park Community Centre project; and

- (2) the appropriate City officials be authorized and directed to give effect thereto”;

subject to adding to the end of Recommendation No. (1) the following:

“the said amount to be within the City’s updated debt and financial obligation limit.”

The Strategic Policies and Priorities Committee recommended to Council the adoption of the Recommendation of the Budget Committee embodied in the foregoing communication (April 30, 1999) from the City Clerk.

(Report No. 9, Clause No. 5)

6-9. Toronto Harbour Commissioners - 1999 Operating Budget.

The Strategic Policies and Priorities Committee had before it a communication (April 30, 1999) from the City Clerk, advising that the Budget Committee on April 30, 1999, amongst other things:

- (A) recommended to the Strategic Policies and Priorities Committee, and Council:
 - (1) that Recommendations Nos. (4) and (5) embodied in the report (April 27, 1999) from the Chief Administrative Officer respecting the Toronto Harbour Commissioners 1999 Operating Budget be adopted;
 - (2) that Recommendations Nos. (2) and (3) embodied in report (April 27, 1999) from the Chief Administrative Officer be forwarded to the Mayor’s Committee on the Port Lands; and
 - (3) that Recommendation No. (1) embodied in the report (April 27, 1999) from the Chief Administrative Officer respecting the Toronto Harbour Commissioners 1999 Operating Budget, be received;
- (B) requested the Chief Financial Officer and Treasurer, the City Solicitor and the Commissioner of Urban Planning and Development to report to a joint

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meeting of the Mayor's Committee on the Port Lands and the Budget Committee on:

- (a) the financial implications of any revised subsidy agreement on the following:
 - (i) TEDCO's subsidy to the Toronto Harbour Commissioners; and
 - (ii) the Toronto Harbour Commissioners 1999 Operating Budget;
 - (b) why consideration is being given to increasing staff;
 - (c) what is included under the heading "other"; and
 - (d) the significant increase in expenditures from 1998 to present; and
- (C) requested the Chief Financial Officer and Treasurer, in consultation with the Toronto Harbour Commissioners, to report back to Budget Committee for its meeting of May 25, 1999, on how the Capital Budget of the Toronto Harbour Commissioners has been re-prioritized due to the addition of two new items.

The Strategic Policies and Priorities Committee recommended to Council the adoption of the Recommendation of the Budget Committee embodied in the foregoing communication (April 30, 1999) from the City Clerk.

(Report No. 9, Clause No. 6)

6-10. Industrial Waste Surcharge Agreements.

The Strategic Policies and Priorities Committee had before it a communication (April 30, 1999) from the City Clerk, advising that the Budget Committee on April 30, 1999, recommended to the Strategic Policies and Priorities Committee, and Council, the adoption of the report (March 16, 1999) from the Commissioner of Works and Emergency Services, wherein it is recommended that:

- (1) the City not proceed with the unilateral termination of all existing Industrial Waste Surcharge Agreements by January 1, 2000;
- (2) subject to approval of Recommendation No. (1), the current Compliance Program with Monetary Concession Policy be expanded to include not only new surcharge companies and existing surcharge companies facing

substantial increase in surcharge, but also existing surcharge companies wishing to reduce or eliminate their surcharge assessments; and

- (3) also subject to approval of Recommendation No. (1), the Committee adopt the recommendations contained in the report dated November 20, 1998, from the Commissioner of Works and Emergency Services, entitled "Industrial Waste Surcharge Agreement - Pizza Pizza Limited, 58 Advance Road", with terms and conditions satisfactory to the City Solicitor and the Commissioner of Works and Emergency Services.

The Strategic Policies and Priorities Committee recommended to Council the adoption of the Recommendation of the Budget Committee embodied in the foregoing communication (April 30, 1999) from the City Clerk.

(Report No. 9, Clause No. 7)

6-11. Toronto Zoo - Stabilization Reserve Fund.

The Strategic Policies and Priorities Committee had before it a communication (April 30, 1999) from the City Clerk, advising that the Budget Committee on April 30, 1999, during its consideration of a motion moved by Councillor Cho, seconded by Councillor Lindsay Luby, respecting the designation of the Toronto Zoo "Stabilization Reserve"; recommended to the Strategic Policies and Priorities Committee, and Council, that the Toronto Zoo 'Stabilization Reserve' be designated as 'Stabilization Reserve Fund', as expressly provided for in Metropolitan Toronto By-law No. 78-96.

The Strategic Policies and Priorities Committee recommended to Council the adoption of the Recommendation of the Budget Committee embodied in the foregoing communication (April 30, 1999) from the City Clerk.

(Report No. 9, Clause No. 10)

6-12. Toronto Transit Commission Streetcar Island Platform at St. Clair Avenue West and via Italia

The Strategic Policies and Priorities Committee had before it a communication (April 30, 1999) from the City Clerk, advising that the Budget Committee on April 30, 1999, recommended to the Strategic Policies and Priorities Committee, and Council, the adoption of the report (April 22, 1999) from the Chief Financial Officer and Treasurer, wherein it is recommended that funding for this project (Streetcar Island Platform at St. Clair Avenue and Via Italia, included in Project No. 330 Yards

& Roads - Various of the TTC capital program) be financed through the issuance of debentures for a term not exceeding twenty years, noting that the amount is within the City's updated debt and financial obligation limit, and direct the City Solicitor to apply to the OMB for approval as required under the City of Toronto Act.

The Strategic Policies and Priorities Committee recommended to Council the adoption of the Recommendation of the Budget Committee embodied in the foregoing communication (April 30, 1999) from the City Clerk.

(Report No. 9, Clause No. 11)

**6-13. Ontario Hydro Corridor Lands South Of Highway 401
(Ward 14 - Scarborough Wexford And Ward 15
Scarborough City Centre)**

The Strategic Policies and Priorities Committee had before it a communication (April 30, 1999) from the City Clerk, advising that the Budget Committee on April 30, 1999, recommended to the Strategic Policies and Priorities Committee, and Council, the adoption of the recommendations of the Corporate Services Committee embodied in the communication (April 22, 1999) from the City Clerk, viz:

- “(1) the additional lands required to increase the developers 0.3 acres to one full acre be purchased by the City from the developer, to be funded from the Beare Road Trust Fund; and
- (2) consideration be given to fund portions of the Priority 2 and 3 lands north of Highway No. 401 in the three existing communities of Wishing Well and North and South Bridlewood; and that this be funded on a proportional basis from the Beare Road Trust Fund.”

subject to adding the following:

“that the costs associated with the purchase of the lands be no more than the balance in the Beare Road Trust Fund.”

Mayor Lastman appointed Councillor Ootes Acting Chairman and vacated the Chair.

- A. Mayor Lastman moved that the Strategic Policies and Priorities Committee refer the Recommendations of the Budget Committee embodied in the aforementioned communication to the Scarborough Community Council for review and recommendations thereon.

(Carried)

Mayor Lastman resumed the Chair.

- B. Councillor Pantalone moved that the Strategic Policies and Priorities Committee request the Commissioner of Works and Emergency Services to submit a report to the next meeting of the Scarborough Community Council on how this acquisition fits in with the City's stated objective for pedestrian/bicycle paths in Scarborough, and on whether the funds being requested could be better spent in Scarborough to achieve that objective. **(Carried)**

- C. Councillor Ashton moved that the Strategic Policies and Priorities Committee request the Commissioner of Economic Development Culture and Tourism, in consultation with the Chief Financial Officer and Treasurer, to submit a report to the aforementioned meeting of the Scarborough Community Council, on the original intent of the Beare Road landfill reserve. **(Carried)**

(Scarborough Community Council; Commissioner of Works and Emergency Services; Commissioner of Economic Development Culture and Tourism; c. Chief Financial Officer and Treasurer - May 5, 1999.)

(Report No. 9, Clause No. 16(a))

6-14. Sewer Easement Between 53 and 55 Douglas Crescent, Ward One.

The Strategic Policies and Priorities Committee had before it a communication (April 30, 1999) from the City Clerk, advising that the Budget Committee on April 30, 1999, recommended to the Strategic Policies and Priorities Committee, and Council, the adoption of the confidential report (April 29, 1999) from the City Clerk, wherein it is recommended that:

- (1) the owners of 53 and 55 Douglas Crescent be offered a lumpsum payment of \$30,000.00 (\$15,000.00 to each property owner) in full settlement of all claims known or which could be reasonably known to the owners against the City with respect to the easement, the City works located within the easement, the damages to the easement and adjoining lands and buildings and incidental damages;

- (2) the settlement funds include the cost of replacing the semi-detached garages by the owners;

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- (3) the City will undertake all necessary restoration work of the driveway and landscaping damaged by the restoration and repair work;
- (4) the owner be required to execute a release satisfactory to the City Solicitors;
and
- (5) the City provide the owners with an engineering opinion, on the completion of all restoration and repair work, confirming that the work on stabilizing the soils and completing the underground repairs since September 1996, has not had a detrimental impact on the adjoining residential buildings, namely, 53 and 55 Douglas Crescent;

such recommendations being made public at the April 28, 1999, meeting of the East York Community Council.

The Strategic Policies and Priorities Committee recommended to Council the adoption of the Recommendation of the Budget Committee embodied in the foregoing communication (April 30, 1999) from the City Clerk.

(Report No. 9, Clause No. 8)

**6-15. One Clarendon Avenue - Application To Demolish
Rental Units - Potential City-wide Rent Control Loophole.**

The Strategic Policies and Priorities Committee had before it a joint communication (May 3, 1999) from Councillor Joe Pantalone, Chair, Urban Environment and Development Committee and Councillor Chris Korwin-Kuczynski, Chair, Community and Neighbourhood Services Committee, requesting that the report (April 30, 1999) from Councillor Michael Walker, Chair, Sub-Committee to Restore Rent Control, entitled "One Clarendon Avenue - Application to Demolish Rental Units Potential City-wide Rent Control Loophole" be placed before the Strategic Policies and Priorities Committee at its meeting on May 4, 1999, such report containing the following recommendations:

"It is recommended that:

- (1) City Council recognize that the applications of 1 Clarendon Inc., to terminate various tenancy agreements in respect of 1 Clarendon Avenue is a matter of critical importance within the municipality, insofar as if the Ontario Rental Housing Tribunal fails to embrace a restrictive definition of "demolition" and a correspondingly expansive definition of "repair or renovation" for the purposes of the

Tenant Protection Act, the security of tenure and other rights of residential tenants across the City of Toronto will be in extreme jeopardy in view of the financial incentive for residential landlords to evict residential tenants and rely upon the “vacancy decontrol” provisions of the Tenant Protection Act to substantially increase rents;

- (2) the City Solicitor be instructed to attend at the hearing before the Ontario Rental Housing Tribunal on May 5, 1999, and seek an adjournment of this matter so as to allow sufficient time to secure instructions from City Council to attend at the hearing of this matter and participate in the hearing of this matter in order to defend the interest of the City of Toronto, as this is a matter of grave concern within the municipality; and
- (3) the City Solicitor be instructed to intervene in any appeal or other hearings which flows from these proceedings in order to defend the interest of the City of Toronto.”

Councillor Pantalone moved that the Strategic Policies and Priorities Committee instructed the City Solicitor to attend the hearing before the Ontario Rental Housing Tribunal on May 5, 1999, to seek an adjournment of this matter so as to allow sufficient time to secure instructions from City Council to attend at the hearing and participate in the hearing of this matter; and recommends that City Council concur in the action taken. **(Carried)**

Councillor Rae moved that the Commissioner of Urban Planning and Development Services and the Commissioner of Community and Neighbourhood Services (Housing Division) be requested to submit a report directly to Council for its meeting scheduled to be held on May 11, 1999, on the issues before the Tribunal on May 5, 1999, and their recommendations in regard thereto. **(Carried)**

(Report No. 9, Clause No. 13)

**6- 16. 1383 Lansdowne Avenue
Ontario Municipal Board Hearing**

The Strategic Policies and Priorities Committee had before it a communication (May 4, 1999) from Councillor Betty Disero, Davenport, (Ward 21) advising that an application for 1383 Lansdowne Avenue, was refused by the Committee of Adjustment on Tuesday, February 9, 1999; and recommending that the City Solicitor

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be instructed to attend the Ontario Municipal Board hearing scheduled for Monday May 31, 1999, in support of the Committee of Adjustment decision of Tuesday, February 9, 1999, and that the Commissioner of Urban Development be requested to assist.

On motion by Councillor Disero, The Strategic Policies and Priorities Committee requested the City Solicitor to submit a report directly to Council for its meeting scheduled to be held on May 11, 1999, respecting the Ontario Municipal Board Hearing regarding 1383 Lansdowne Avenue; such report to include costs and the source of funds.

(Report No. 9, Clause No. 14)

The Committee adjourned its meeting at 10:50 a.m.

Chair.