

# THE CITY OF TORONTO

## Clerk's Division

### Minutes of the Joint Planning and Transportation Committee And Economic Development and Parks Committee

#### Meeting No. 1

Thursday, November 15, 2001

The Planning and Transportation Committee and the Economic Development and Parks Committee met jointly on November 15, 2001, in Committee Room No. 2, 2nd Floor, City Hall, Toronto, commencing at 9:30 a.m.

<b>Councillor</b>	<b>9:30 a.m.</b>	<b>3:00 p.m.</b>
Councillor Joe Pantalone, Chair	X	X
Councillor Mario Silva, Vice-Chair	X	-
Councillor Gerry Altobello	X	-
Councillor Brian Ashton	X	X
Councillor Joanne Flint	-	-
Councillor Pam McConnell	X	X
Councillor Peter Mileczyn	X	-
Councillor Howard Moscoe	X	-

<b>Councillor</b>	<b>9:30 a.m.</b>	<b>2:00 p.m.</b>
Councillor Mike Feldman, Chair	X	X
Councillor C. Korwin-Kuczynski, Vice Chair	X	X
Councillor D. Minnan-Wong	X	X
Councillor Councillor John Filion	-	X
Councillor Maria Augimeri	-	-
Councillor Raymond Cho	X	X
Councillor George Mammoliti	X	-
Councillor R. Moeser	X	X

#### Declarations of Interest Pursuant to the Municipal Conflict of Interest Act

None declared.

Planning and Transportation Committee  
and the Economic Development and Parks Committee  
Thursday, November 15, 2001

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**1.1 Float Homes and Year-Round Liveaboards on Parks and Recreation Property.**

The joint meeting of the Planning and Transportation Committee and the Economic Development and Parks Committee gave consideration to a report (October 25, 2001) from the City Clerk, Etobicoke Community Council advising that Etobicoke Community Council at its meeting on October 24, 2001 recommended the adoption of:

- (1) the following Options contained in Recommendation No. (2) of the report dated October 2, 2001, from the Commissioner, Economic Development, Culture and Tourism:
  - (a) Option (b), amended, as follows:
    - “(b) all float homes be prohibited on Parks and Recreation property, and all existing float homes be given up to two years to re-locate;”;
  - (b) Option (e), subject to deleting all references to “float Homes”; and
- (2) Recommendations Nos. (3), (4) and (5).

The Committee also had before it the following material:

- report (October 25, 2001) from the City Clerk, Scarborough Community Council advising that the Scarborough Community Council, at its meeting on October 25, 2001;
  - (1) forwarded a confidential communication to the City Solicitor, requesting that he report, in camera, to the Joint Meeting of the Planning and Transportation Committee and the Economic Development and Parks Committee on November 15, 2001, the content of such communication to remain confidential having regard that the subject matter may involve litigation or potential litigation; and
  - (2) requested the Acting Chief Financial Officer, in consultation with the City Solicitor, to report to the Joint Committee Meeting on the viability and proposed rates for license fees for float homes and liveaboards as a substitution for property taxes.

Planning and Transportation Committee  
and the Economic Development and Parks Committee  
Thursday, November 15, 2001

---

- report (October 25, 2001) from the City Clerk, Toronto East York Community Council advising that Toronto East York Community Council at its meeting on October 23, 2001 recommended that:
  - (1) additional float homes at marinas and boat clubs leased from the City of Toronto be prohibited, and existing Float Homes at these locations be phased out as soon as possible;
  - (2) year-round liveaboards on recreational vessels at marinas and boat clubs on Parks and Recreation sites be permitted, subject to the consent of the Commissioner of Economic Development, Culture and Tourism pursuant to the licensing scheme referred to in Recommendation No. (3);
  - (3) the Commissioner of Economic Development, Culture and Tourism consult with the Commissioner of Works and Emergency Services, the Commissioner of Urban Development Services, the Chief of Police, and the Chief Administrative Officer of the TRCA to determine minimum infrastructure, emergency service, and landscaping requirements for year-round liveaboards on Parks and Recreation property, and to develop a licensing system for liveaboards at all locations within the jurisdiction of the City of Toronto;
  - (4) the Commissioner of Economic Development, Culture and Tourism develop criteria to be used to determine the location of liveaboards;
  - (5) the Government of Canada be requested to include float homes as part of the prescribed class of floating objects deemed not to be a vessel under Bill C-14 (the *Canada Shipping Act, 2001*), if the Bill is passed by the Senate and given Royal Assent;
  - (6) the Government of Ontario be requested to address year-round residence on moored boats as part of the Property Tax Classification Review and any other applicable legislative or regulatory review, and consider developing standards for Ontario float homes;
  - (7) the report (October 2, 2001) from the Commissioner of Economic Development, Culture and Tourism be forwarded to the TRCA, requesting that the Authority provide any comments thereon to the Economic Development and Parks Committee for its meeting on November 19, 2001; and

Planning and Transportation Committee  
and the Economic Development and Parks Committee  
Thursday, November 15, 2001

---

- (8) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.
- communication (October 31, 2001) from the Acting Chief Financial Officer and the Commissioner of Economic Development, Culture and Tourism responding to Scarborough Community Council's request of October 23, 2001 for information on liveaboard licence fees, and recommending that:
- (1) if Council adopts the policy of allowing year-round residence on float homes and/or liveaboards on Parks and Recreation property, a system of liveaboard licence fees be instituted based on the following principles:
    - a) fees will be comparable to property taxes paid by residential condominium units in the area;
    - b) fees will vary based on the length of boats at water line;
    - c) fees will be levied on any boat or floating object which is used as a residence by one or more persons for a minimum of 60 consecutive or non-consecutive days during a calendar year;
    - d) fees will be reviewed annually, with adjustments reflecting changes to residential property taxes;
    - e) fees will be collected from the City's tenants (i.e., marina operators and boat clubs);
    - f) the Commissioner of Economic Development, Culture and Tourism will administer fees for Parks and Recreation property, with revenues applied to the Parks and Recreation Division's operating budget;
  - (2) with the adoption of recommendation (1), the Acting Chief Financial Officer, the Commissioner of Economic Development, Culture and Tourism, and the City Solicitor be requested to report further on implementation issues, including calculation of rates, collection mechanisms, a recommended fee schedule, and the legality of applying liveaboard licence fees to non-Parks and Recreation property; and
  - (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

Planning and Transportation Committee  
and the Economic Development and Parks Committee  
Thursday, November 15, 2001

---

- report (November 1, 2001) from the City Solicitor reporting confidentially as requested by the Scarborough Community Council at its meeting on October 23, 2001, such report to be considered in-camera having regard that the subject matter relates to the receiving of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.
- (October 25, 2001) from Albert Roffey suggesting that the Bluffers Park Marian's lease not be renewed and that the land be converted to parkland.
- (October 2, 2001) from Brian Monrad suggesting that Float Homes are primarily residences and should be banned from Parks, while Liveaboards anywhere in the City should be regulated under a licensing scheme, and providing recommendations in this regard.
- (November 13, 2001) from Larry Field, Waterfront Specialist, Toronto and Region Conservation Authority forwarding a Toronto and Region Conservation Authority report of October 2, 2001 and the Toronto and Region Conservation Authority's position on Liveaboards taken on March 22, 1991.
- (November 8, 2001) from David Banham, Lakefront Owners Association submitting comments on float homes and year-round liveaboards on Parks and Recreation Property.
- (October 21, 2001) from Glen Svarich opposing to houseboats at Bluffers Park.
- (October 23, 2001) from Carol Cassidy opposing liveaboards at Bluffers Park. (Note: Because of Copyright restrictions, the attached newspaper articles are on file in the office of the City Clerk)
- (November 5, 2001) from George Rutley, General Manager, Bluffers Park Marina submitting comments with respect to the operation of the commercial marina at Bluffers Park.
- (November 13, 2001) from the City Clerk forwarding a fax from Thomas G. Parlette submitting comments on float homes at Bluffers Park.
- (October 18, 2001) from Jean Macdonald opposing float homes and year-round liveaboards on Parks and Recreation Property.

Planning and Transportation Committee  
and the Economic Development and Parks Committee  
Thursday, November 15, 2001

---

- Communications from:  
Ben G. Prowse  
Neil Gillespie  
Christine Lawton  
Roger Bywater  
Danny Bourne

Supporting liveboards.

- Communications from:  
Carol Cassidy  
Claudette Ippolito  
Ben Ippolito  
Petition from 31 residents

Opposing liveboards.

- (November 11, 2001) from Wilma Balmer opposing liveboards.
- (November 12, 2001) from A. Tillez supporting liveboards
- report (November 1, 2001) from the City Solicitor as requested by the Scarborough Community Council at its meeting on October 23, 2001, such report to be considered in-camera having regard that the subject matter relates to the receiving of advice that is subject to solicitor-client privilege, including communication necessary for that purpose.

The following persons appeared before the Planning and Transportation Committee and Economic Development and Parks Committee in connection with the foregoing matter:

- Jim Johnston
- George Rutley
- Allan Cheatley
- Wayne Lewis
- Brian Monrad
- Ed Green
- John Stehmann
- Neil Gillespie
- Christine Lawton
- Brian Wilson
- Vanessa Wischnewski
- Mickey Mehal

Planning and Transportation Committee  
and the Economic Development and Parks Committee  
Thursday, November 15, 2001

---

On motion by Councillor Moeser the Committee adjourned its public meeting at 12.15 p.m. to meet in-camera to discuss the confidential report (November 1, 2001) from the City Solicitor having regard that the subject matter relates to the receiving of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

The joint Committee resumed its public meeting at 3:00 p.m.

On motion by Councillor Ashton, the Planning and Transportation Committee and the Economic Development and Parks Committee recommended that:

- (1) the confidential report from the City Solicitor, remain confidential, in accordance with the provisions of the Municipal Act, having regard that it contains information related to solicitor-client privilege and issued confidential recommendations to City Council;
- (2) float homes be prohibited on City of Toronto Parks and Recreation property, and that the City Solicitor be instructed to give effect thereto;
- (3) the concept of a license fee for liveaboards (as opposed to floating homes) use of boats at all City of Toronto owned facilities be approved in principle and that the Commissioner of Economic Development Culture and Tourism and the Acting Chief Financial Officer be requested to report further on the implementation of a license fee for liveaboard boats including appropriate fees, collection methods, and required legal authorities;
- (4) in the event that Council adopts a policy to permit a percentage of liveaboards (as opposed to float homes), staff be requested to canvass Boat Clubs for their interest in being allowed to accommodate liveaboards at their locations, and that an initial assessment of infrastructure and life safety requirements be conducted at those locations which request consideration to determine the appropriateness of such requests, and that the Commissioner of Economic Development, Culture and Tourism be requested to report further on the outcome;

Planning and Transportation Committee  
and the Economic Development and Parks Committee  
Thursday, November 15, 2001

---

- (5) City Council's decision with respect to this matter be forwarded to the Toronto and Region Conservation Authority for their information and consent as appropriate;
- (6) the Commissioner of Economic Development, Culture and Tourism be requested to consult with the Commissioner of Works and Emergency Services, the Commissioner of Urban Development Services, the Chief of Police, and the Chief Administrative Officer of the Toronto and Region Conservation Authority to determine the minimum infrastructure, emergency services, and landscaping requirements for float homes and/or year round liveaboards on Parks and Recreation property;
- (7) the Government of Canada be requested to include float homes as part of the prescribed class of floating objects deemed not to be a vessel under Bill C-14 (the *Canada Shipping Act, 2001*), if the Bill is passed by the Senate and given Royal Assent;
- (8) the Government of Canada be requested to address year-round residence on moored boats as part of the Property Tax Classification Review and any other applicable legislative or regulatory review, and consider developing standards for Ontario float homes; and
- (9) the further recommendations of the joint Planning and Transportation Committee and Economic Development and Parks Committee contained in the confidential communication dated November 20, 2001, from the City Clerk, Planning and Transportation Committee be adopted, and that, in accordance with the Municipal Act, discussions pertaining to this matter be held in camera having regard that the subject matter involves receiving advice that is subject to solicitor-client privilege.

## 1.2 New Toronto Secondary Plan Study

The joint meeting of the Planning and Transportation Committee and the Economic Development and Parks Committee gave consideration to a joint report (November 5, 2001) from the Commissioner of Urban Development Services and the Commissioner of



Planning and Transportation Committee  
and the Economic Development and Parks Committee  
Thursday, November 15, 2001

---

Economic Development, Culture and Tourism updating Council on the progress of the New Toronto Secondary Plan Study; providing a summary of available information in regard to market conditions for employment uses in South Etobicoke; and seeking approval to proceed with appropriate studies to assess the viability of implementing either an Employment Focus or a Residential/Employment Mix land use option as the basis for preparing the New Toronto Secondary Plan; and recommending that:

- (1) Council endorse the recommendations of the South Etobicoke Employer Cluster Capacity Study, which identifies South Etobicoke as a viable employment area and includes recommended actions which support employment intensification through a concrete Action Plan aimed at building capacity in the food, automotive and media cluster groups;
- (2) Council direct that the findings of the South Etobicoke Employer Cluster Capacity Study be considered by staff when reviewing the land use options for New Toronto;
- (3) the Commissioner of Economic Development, Culture and Tourism be requested to monitor and report on the implementation of the South Etobicoke Employer Cluster Capacity Action Plan;
- (4) Council not endorse a land use option for the New Toronto Secondary Plan study area at this time;
- (5) Council direct staff from Urban Development Services and Economic Development, Culture and Tourism to prepare the terms of reference for the City's consulting team to undertake the necessary environmental studies as outlined in this report;
- (6) Council direct staff from Economic Development, Culture and Tourism and Urban Development Services to prepare terms of reference for an economic study to assess the overall market viability of employment lands in the New Toronto Secondary Plan area. This study shall include, among other things:
  - (i) a review of market information, and;
  - (ii) an analysis of the economic/fiscal impacts associated with the redesignation of industrial lands in the New Toronto Study area to residential uses and the impact this might have on existing businesses, and the ability to attract new business to this employment area;

Planning and Transportation Committee  
and the Economic Development and Parks Committee  
Thursday, November 15, 2001

---

- (7) Council direct Urban Development Services staff to seek funding from the private landowners in the New Toronto area in order to defray the costs of these studies; and
- (8) the appropriate City officials be authorized and directed to take necessary action to give effect thereto.

The Committee also had before it the following communications:

- report (August 1, 2001) from the Acting City Clerk forwarding Clause No.1 of Report No. 7 titled "South Etobicoke Employer Cluster Capacity Study (Ward 6 Etobicoke-Lakeshore)" which City Council, at its meeting on July 24, 25 and 26, 2001 referred to the Commissioner of Urban Development Services and the Commissioner of Economic Development , Culture and Tourism for a joint report thereon, and on the New Toronto Secondary plan; and requested the Chairs of the Planning and Transportation Committee and the Economic Development and Parks Committee and the Ward Councillor to consult on a joint meeting of the two Standing Committees to consider the further joint report.
- report (October 27, 2001) from the City Clerk, Planning and Transportation Committee forwarding a report (May 9, 2001) from the Commissioner of Urban Development Services and related material respecting the New Toronto Secondary Plan which was deferred by the Planning and Transportation Committee at its meeting on June 4, 2001 and because of Council's subsequent action on July 24, 25 and 26, 2001 submits this report and related material to this joint meeting.
- (October 1, 2001) from A. Milliken Heisey, Papazian Heisey Myers, Barristers & Solicitors advising of Go Transit's preference that no decisions be made arising out of the New Toronto Secondary Plan that would have the effect of restricting the capacity of the MIMICO Yard to accommodate existing and/or additional rail yard activity.
- (November 15, 2001) from Al Brezina, President, South Etobicoke Industrial Employers' Association expressing comments on the New Toronto Secondary Plan Study.
- (November 13, 2001) from A. Milliken Heisey expressing comments on the New Toronto Secondary Plan Study.

Planning and Transportation Committee  
and the Economic Development and Parks Committee  
Thursday, November 15, 2001

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Alan Heisey, Papazian Heisey Myers appeared before the joint Planning and Transportation Committee and the Economic Development and Parks Committee in connection with the foregoing matter:

On motion by Councillor Moscoe, the joint Planning and Transportation Committee and the Economic Development and Parks Committee recommended that the recommendations of the joint report (November 5, 2001) from the Commissioners of Urban Development Services and of Economic Development, Culture and Tourism be adopted, subject to:

- (1) amending Recommendation (1) by adding the words “without prejudice to the outcome of the Secondary Plan Study”, so as to read:
  - “(1) Council endorse the recommendations of the South Etobicoke Employer Cluster Capacity Study, which identifies South Etobicoke as a viable employment area and includes recommended actions which support employment intensification through a concrete Action Plan aimed at building capacity in the food, automotive and media cluster groups without prejudice to the outcome of the Secondary Plan Study;”;
- (2) deleting Recommendation (5) and replacing it with the following:
  - “(5) Council direct staff from Urban Development Services and Economic Development, Culture and Tourism to prepare terms of reference in consultation with affected land owners for the City’s consulting team to undertake the necessary environmental studies including soil and ground water as outlined in this report;”;
- (3) adding the following new Recommendations (8) and (9) and renumbering the existing Recommendation (8) as Recommendation (10):
  - “(8) affected land owners be requested to table all relevant studies and reports with City staff; and

Planning and Transportation Committee  
and the Economic Development and Parks Committee  
Thursday, November 15, 2001

---

- (9) the Commissioners of Urban Development Services and Economic Development, Culture and Tourism, together with the area Councillor, be requested to establish a process for bringing together all appropriate parties as part of the preparation of the Secondary Plan recommendations and to report back by June 20, 2002.”

so that the Recommendations of the report, as amended by the foregoing, now read:

- “(1) Council endorse the recommendations of the South Etobicoke Employer Cluster Capacity Study, which identifies South Etobicoke as a viable employment area and includes recommended actions which support employment intensification through a concrete Action Plan aimed at building capacity in the food, automotive and media cluster groups without prejudice to the outcome of the Secondary Plan Study;
- (2) Council direct that the findings of the South Etobicoke Employer Cluster Capacity Study be considered by staff when reviewing the land use options for New Toronto;
- (3) the Commissioner of Economic Development, Culture and Tourism be requested to monitor and report on the implementation of the South Etobicoke Employer Cluster Capacity Action Plan;
- (4) Council not endorse a land use option for the New Toronto Secondary Plan study area at this time;
- (5) Council direct staff from Urban Development Services and Economic Development, Culture and Tourism to prepare terms of reference in consultation with affected land owners for the City’s consulting team to undertake the necessary environmental studies including soil and ground water as outlined in this report;
- (6) Council direct staff from Economic Development, Culture and Tourism and Urban Development Services to prepare terms of reference for an economic study to assess the overall market viability of employment lands in the New

Planning and Transportation Committee  
and the Economic Development and Parks Committee  
Thursday, November 15, 2001

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Toronto Secondary Plan area. This study shall include, among other things:

- (i) a review of market information; and
  - (ii) an analysis of the economic/fiscal impacts associated with the redesignation of industrial lands in the New Toronto Study area to residential uses and the impact this might have on existing businesses, and the ability to attract new business to this employment area;
- (7) Council direct Urban Development Services staff to seek funding from the private landowners in the New Toronto area in order to defray the costs of these studies;
  - (8) affected land owners be requested to table all relevant studies and reports with City staff;
  - (9) the Commissioners of Urban Development Services and Economic Development, Culture and Tourism, together with the area Councillor, be requested to establish a process for bringing together all appropriate parties as part of the preparation of the Secondary Plan recommendations and to report back by June 20, 2002; and
  - (10) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.”

The meeting adjourned at 3:10 p.m.

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Chair