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September 18, 2002

To: Planning and Transportation Committee
From: City Clerk, Midtown Community Council
Subject: Draft Official Plan.

Recommendation:

The Midtown Community Council recommends that:

- (1) Planning and Transportation Committee not make any substantive decisions regarding the content of the proposed new Official Plan until:
 - (a) City Council has received and considered motions from Community Councils;**
 - (b) the Planning and Transportation Committee has reviewed summaries and staff reports resulting from all verbal deputations and copies of all written submissions, including those made to the Community Councils, together with staff comments thereon;****
- (2) height and density limits specified in Secondary Plans, and site and area specific policies, not be subject to potential breach by general bonusing provisions, or any other provisions, contained in the proposed Official Plan;**
- (3) Secondary Plans be required for intensification of Avenues as identified in Map 2 of the draft Official Plan, beyond four storeys or two times coverage;**
- (4) as part of the consideration of any proposed Secondary Plan that enables larger scale development, beyond four storeys or two times coverage, the Community Council be provided with an assessment of the infrastructure necessary to support the contemplated additional development, together with potential means of remedying any identified deficiencies;**
- (5) City planning and development approval strictly adhere to existing City and Metro Official Plans until such time as a comprehensive new Official Plan has been adopted by City Council;**
- (6) the policy pertaining to Chapter Five, headed "Implementation" (reference page 82 of Binder 1) be amended to include specific wording that links zoning, ravines and transit to the Official Plan;**

- (7) **the policy pertaining to Chapter Five, section 5.5 headed “Interpretation” (reference page 98 of Binder 1) be amended to make specific reference to maps and zoning;**
- (8) **Map 13 be amended to correct land use designations (Milbrandt Park, Spurline-Don Mills, Woodsworth Park, Canadian Memorial Chiropractic College apartments at Yonge and York Mills predetermined, mixed use on Leslie Street, church and school, Fire Station No. 6, mixed use in Don Mills Centre, library institutional, GO Station land);**
- (9) **with respect to Land Use Designations: Parks and Open Space Areas – differentiation be made between public parkland and private parkland; cemeteries, schools, golf courses, and ravines be separately designated in private parkland; ravines, parks, golf courses, cemeteries and schools, community centres, and libraries, be designated on public parkland; and that the land use designation maps be amended to reflect this; and**
- (10) **the employment areas in the land use maps be amended to differentiate heavy industrial use from light.**

The Midtown Community Council further recommends that Community Councils be responsible, following community consultation and statutory public meetings thereon, for making recommendations concerning:

- (a) **proposed deletion, modification or creation of Secondary Plans and related Appendices in their respective areas;**
- (b) **proposed deletion, modification or creation of site or area specific policies in their respective areas;**
- (c) **determination of any residential neighbourhoods in their respective areas in which and where multiple family type housing is to be allowed in addition to single family housing, and**
- (d) **determination of any residential streets, or parts thereof, in their respective areas along which non-residential uses are to be permitted.**

The Midtown Community Council reports having requested Planning staff to give consideration to the issues raised by the deputants at this meeting of the Midtown Community Council and follow up with appropriate reports recommending amendments to the Draft Official Plan to the Planning and Transportation Committee and City Council.

The following motion by Councillor Walker did not carry:

“It is recommended that adoption of the Draft Official Plan be deferred until the following essential tasks have been completed:

- (i) an independent public review on a community-by-community basis of all existing Secondary (Part II) Plans and proposed Avenue Studies to determine their future role in the emerging policy framework of the Draft Official Plan;
- (ii) determination and independent public review of measurable targets and indicators (e.g., heights and densities) necessary for monitoring the effectiveness of the proposed policies, and their inclusion in the Draft Official Plan;
- (iii) release and independent public review of an implementing Zoning By-law, to be specifically referenced in the Draft Official Plan; and
- (iv) completion and independent public review of the complementary implementation plans, strategies, and guidelines (including Urban Design Guidelines, a Transportation Plan, a Water Quality Strategy, a Financial Analysis of infrastructure needs, etc.) to be specifically referenced in the Draft Official Plan.”

Background:

The Midtown Community Council, at its meeting on September 17 and 18, 2002, had before it a communication (June 5, 2002) from the City Clerk, advising that the Planning and Transportation Committee referred the draft Official Plan to Community Councils for information and community consultation in September 2002, preferably at an evening meeting, and report on the outcome of their meetings to the Planning and Transportation Committee at its statutory public meeting scheduled for September 24, 2002.

The Midtown Community Council also had before it the following communications:

- (i) (August 30, 2002) from G. S. Belza, Analogica, forwarding an analysis of functional issues of the draft Official Plan;
- (ii) (September 6, 2002) from Theo Long, President, Metropolitan Toronto Condominium Corporation #950;
- (iii) (September 6, 2002) from Michael Dosman, Victoria Village Community Association;
- (iv) (September 11, 2002) from Paula J. Tenuta, Greater Toronto Home Builders' Association;
- (v) (September 12, 2002) from Leonard H. Goodman, Bayview Gardens (2002) Ratepayers Association;
- (vi) (September 16, 2002) from Bill Lew;
- (vii) (September 16, 2002) from Agnes Vermes, President, Leaside Property Owners Association Incorporated; and
- (viii) (September 17, 2002) from Reverend Douglas Varey and Jim Acheson, Board Chair, Northminster United Church.

The Chair read out a statement clarifying the role of the Public Consultation Meetings and the deputations and input received at this meeting of the Midtown Community Council.

The Acting Director, Community Planning, North District, gave an overhead slide presentation with respect to the Draft Official Plan.

The following persons appeared before the Midtown Community Council in connection with the foregoing matter:

- Dale Ritch;
- Michael O'Para, Bedford Park Residents' Association;
- George Milbrandt, Fontra, and submitted a written brief;
- Jason Stewart, Oriole Park Association, and submitted a written brief;
- Terry Mills, and submitted a written brief;
- George. S. Belza;
- Arlena Herbert, Litton Park Residents' Organization, and submitted a written brief;
- Ann Rowan, Member, Board of Heritage Toronto and President, Toronto Historical Association, and submitted a written brief;
- Alex Grenzebach, Chair, Midtown Preservation Panel, and submitted a written brief;
- Bob Millward, on behalf of the Toronto Board of Trade, and submitted a written brief;
- Brian Maguire, North Hill Homeowners' Association, and submitted a written brief;
- Eric Parker, Lawrence Park/Bayview Property Owners Association, and submitted a written brief;
- Michael Visser, and submitted a written brief;
- Jessica Fraser, Toronto Theatre Alliance, and submitted a written brief;
- Peter Baker, Vice-President, Sherwood Park Residents' Association, and submitted a written brief;
- Agnes Vermes, President, Leaside Property Owners Association Incorporated, and submitted a written brief;
- George Teichman, and submitted a written brief;
- Bonni Harden;
- Brian Monrad, and submitted a written brief; and
- Dennis Lee, Poet Laureat for City of Toronto, and submitted a written brief.

for City Clerk

Y. Davies/jd

Item No. 64

- c. Director, Community Planning, South District
Interested Persons