

THE CITY OF TORONTO

Clerk's Division

Minutes of the Planning and Transportation Committee

Meeting No. 9

Tuesday, September 24, 2002

The Planning and Transportation Committee met on September 24, 2002, in Council Chamber, City Hall, Toronto, commencing at 9:30 a.m.

Attendance on September 24, 2002:

COUNCIL MEMBER	9:30 A.M.	2:00 P.M.	7:20 P.M.
Councillor G. Albobello, Chair	X	X	X
Councillor P. McConnell, Vice-Chair	X	X	X
Councillor L. Berardinetti	X	X	X
Councillor B. Disero	X	X	X
Councillor J. Flint	X	X	X
Councillor P. Milczyn	X	X	-
Councillor H. Moscoe	-	-	-
Councillor K. Rae	X	X	X

Attendance on September 25, 2002:

COUNCIL MEMBER	9:30 A.M.
Councillor G. Albobello, Chair	X
Councillor P. McConnell, Vice-Chair	X
Councillor L. Berardinetti	X
Councillor B. Disero	X
Councillor J. Flint	X
Councillor P. Milczyn	X
Councillor H. Moscoe	-
Councillor K. Rae	X

Declarations of Interest Pursuant to the Municipal Conflict of Interest Act

None declared.

9.1 New Official Plan - Recommended Modifications

The Planning and Transportation Committee gave consideration to a report (September 16, 2002) from the Commissioner, Urban Development Services outlining recommended changes to the proposed new Official Plan as a result of community meetings, deputations and submissions to date, noting additional reports will be forthcoming as additional comments are received, advising that proposed modifications based on feedback to date are discussed in Section 2 of this report and detailed in the appendices, and recommending that:

- (1) the proposed Official Plan, dated May 2002, be revised as shown in Appendices 1, 2, 3 and 4;
- (2) the Official Plan for the City of Toronto dated May 2002, as revised, be adopted.; and
- (3) the existing Official Plans and in-force amendments thereto, including the Secondary Plans for the former cities of Toronto, Scarborough, North York, Etobicoke and York, the former Borough of East York and the former Municipality of Metropolitan Toronto be repealed.

The Committee also had before it the following material:

- report (September 11, 2002) from the Commissioner, Urban Development Services forwarding a summary of the results compiled by LURA Consulting at a series of Town Hall meetings and information sessions on Toronto's new Official Plan held in June 2002, and recommending that Council receive this report for its information;
- report (September 20, 2002) from the City Clerk, Etobicoke Community Council advising that the Etobicoke Community Council, at its meeting on September 18 and 19, 2002:
 - (1) requested the Commissioner of Urban Development Services to submit a report directly to the Planning and Transportation Committee on the need to incorporate the various City Plans, such as the Environment Plan and the Strategic Plan, into Official Plan policies; and
 - (2) referred the submissions from the deputants to the appropriate staff of Urban Development Services for consideration.
- report (September 20, 2002) from the City Clerk, Humber York Community Council advising that the Humber York Community Council, at its meeting on September 18 and 19, 2002 recommended to the Planning and Transportation

Committee that the proposed new Official Plan be amended to include the following requirements:

- (1) that those areas where growth is expected to exceed anticipated levels, and those Secondary Plans that anticipate intensification and redevelopment of avenues and major arterial roads, include:
 - (a) density and height limits that allocate existing infrastructure capacity equitably, and that establish a base level of orderly development;
 - (b) provision for those features that are otherwise not protected by the general provisions of the Official Plan, and
 - (c) density and height bonuses for:
 - (i) comprehensive and full redevelopment of sites; and
 - (ii) provision of infrastructure improvements such as transportation and social services and existing facilities, including affordable housing in the local area;
- (2) that 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 new Official Plan, to a maximum of 10% or as otherwise specifically allocated by the Official Plan, or District or Secondary Plan;
- (3) that general bonusing provisions be used to address City-wide deficiencies and local area deficiencies, as identified by the Ward Councillor, in housing or social infrastructure, and that they be applied in a manner that respects existing inequities and area needs;
- (4) that Community Councils be responsible for making recommendations to be forwarded to the Planning and Transportation Committee, following community consultation and statutory Public Meetings regarding:
 - (a) the proposed deletion, modification or creation of Secondary Plans and related Appendices in their respective areas, where a Councillor specifically requests that a specific plan be considered, after consultation with staff;
 - (b) the proposed deletion or modification of site or area specific policies in their respective areas;

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- (c) the determination of any residential neighbourhoods in their respective areas in which multiple-family housing is not permitted in addition to single family housing; and
 - (d) the determination of any residential streets, or parts thereof, in their respective areas along which small scale retail, service and offices use, or any other potential non-residential uses, are prohibited;
- (5) that City planning and development approval strictly adhere to the existing former Cities and Borough and Metro Official Plans, until such time as a comprehensive new Official Plan has been adopted by City Council.
 - (6) that a Heritage Master Plan be specifically listed, as an incorporated document in the Official Plan, in a similar manner to other strategies, such as public art, water efficiency, etc.;
 - (7) that the Official Plan specifically prohibit the sale of parkland, natural space, and environmentally sensitive areas.
 - (8) that the Mixed Uses Areas for the southeast corner of Black Creek Drive and Eglinton Avenue West be redesignated as Parks and Open Space areas, as listed in the Land Use Plan (City-wide Map) 2002, in the Official Plan Summary, to recognize the South Keele Park facility.
 - (9) that Weston be recognized as a distinct community, due to its historic nature;
 - (10) that new and infill development should be tied directly to infrastructure. Studies of sewer and traffic capacity should be much more global, not just specific sites, they should reflect what effect these projects will have on areas several blocks away, and consider other projects in that study area.
 - (11) that the Humberview Crescent neighbourhood be included in the Plan as a site specific area, using wording from Secondary Plan Amendment, July 1994;
 - (12) that Parkland and river valleys be protected and not sold for any reason; and that any cash in lieu of parkland for new development be placed into a publicly transparent fund, to be used for parklands only, and not for general expenditures;
 - (13) the height guidelines set out in the Weston Secondary Plan should be carried over into the new Official Plan as they were worded;

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- (14) that the words “discourage sale of open space”, in the parkland policies be replaced with a provision that prohibits the sale of parkland.
- (15) that Map 3 be amended by the deletion of Glencairn Avenue;
- (16) that 4.1.3 be amended to read “save and except Glencairn Avenue” or reasonable wording to remove Glencairn Avenue;
- (17) that Under Heritage Policies:
 - (a) #6. The wording read:

"Should a City-owned heritage property be sold, leased or transferred to another owner, a heritage easement agreement will be secured and full public access maintained to areas of heritage value."; and
 - (b) That an additional policy be added, as follows:

"In those cases in which all other avenues for preservation have been exhausted, Council shall advocate the re-use of historic building elements in new construction so as to preserve the handiwork of past craftsmen and conserve resources and energy. For the avoidance of doubt, it is Council's policy not to grant additional density in exchange for the incorporation of historic building elements in new development."
- (18) that a process be implemented to ensure the provision of necessary infrastructure to coincide with the approval of major density change;

The Humber York Community Council further recommends that the Planning and Transportation Committee, be requested not to make any substantive decisions regarding the content of the proposed Official Plan, until such time as:
- (19) City Council has reviewed and considered reports from all the Community Councils on the results of their public meetings;
- (20) the Planning and Transportation Committee has reviewed the summaries of all verbal deputations and copies of written submissions made to Community Councils, together with the staff comments thereon; and
- (21) Community Councils have had an opportunity to review the Secondary Plans that are being deleted;

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- Written submissions referred to in the Humber York Community Council's letter to Planning and Transportation Committee regarding the Official Plan;
- report (September 18, 2002) from the City Clerk, Midtown Community Council advising that the Midtown Community Council, at its meetings on September 17 and 18, 2002, recommended 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;

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- (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;
 - (10) the employment areas in the land use maps be amended to differentiate heavy industrial use from light;
 - (11) 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; and
 - (12) 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.
- report (September 19, 2002) from the City Clerk, North York Community Council advising that the North York Community Council, at its meeting on

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September 18, 2002, recommended that to the Planning and Transportation Committee that:

- (1) the Planning and Transportation Committee be requested not to make any substantive decisions regarding the content of the proposed new Official Plan until:
 - (a) the City Council has received and considered reports forwarded from all the Community Councils on the results of their public meetings; and
 - (b) the Planning and Transportation Committee has reviewed summaries of all verbal deputations and copies of all written submissions, including those made to the Community Councils, together with staff comments thereon.
- (2) that the 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 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 with small-scale retail, service and office uses, or any other potential non-residential uses, are to be permitted.
- (3) that 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 new Official Plan;
- (4) that Secondary Plans be required for intensification of Avenues beyond four storeys and two times coverage, including mixed use designated areas;

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- (5) that as part of the consideration of any proposed Secondary Plan that enables larger scale development, beyond four storeys and 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;
 - (6) that 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.
 - (7) that the new Official Plan incorporate a realistic strategy with specific measurements to ensure that new parkland is created to coincide with new development in under-serviced areas.
 - (8) that the Central Finch Avenue Secondary Plan be retained and its provisions implemented into the proposed new Official Plan; and
 - (9) that the Provincial and Federal Government be requested to commit to a long term capital program, in addition to the current funding promises, to build a new high speed public transit network in Toronto and the G.T.A.;
- report (September 19, 2002) from the City Clerk, Scarborough Community Council advising that the Scarborough Community Council, at its meeting on September 18, 2002, recommended that:
- (1) Map 15, Land Use Plan, be amended by deleting the Mixed Use (red) designation indicating Chartwell Plaza, located at the south-east corner of Brimley Road and Huntingwood Drive, and inserting in lieu thereof an Employment Areas (purple) designation, having regard that the Plaza is physically and geographically within the Employment Area bounded by McCowan Road, Huntingwood Drive, Brimley Road and Sheppard Avenue East;
 - (2) the Commissioner of Urban Development Services be requested to report to Planning and Transportation Committee on the designation of the City-owned property at the junction of Eglinton Avenue and Kingston Road which is indicated as Mixed Use (red) on Map 15, such that it can be designated as Parks and Open Spaces (green);
 - (3) Chapter Four, Development Criteria in Neighbourhoods, Section 7(a) be amended by deleting the word “generally” before the word “compatible” so that the Section shall now read:

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- “a) have heights, massing and scale appropriate for the site and compatible with that permitted by the zoning for adjacent and nearby residential properties;” and
 - (4) that the Commissioner of Urban Development Services be requested to report to Planning and Transportation Committee on the impact of removing the word “generally” wherever it appears in the Draft Official Plan documents.
- report (September 19, 2002) from the City Clerk, Toronto East York Community Council advising that Toronto East York Community Council, at its meeting on September 17, 2002 unanimously recommended that:
 - (1) the Draft Official Plan be adopted, subject to the inclusion of a statement in the Official Plan that parkland will not be sold;
 - (2) a designated day be set aside by City Council to consider the Draft Official Plan;
- The Toronto East York Community Council advises that it also:
 - (1) endorsed the submission dated September 17, 2002 by Meyer Brownstone, on behalf of the Toronto Food Policy Council;
 - (2) requested the Commissioner of Urban Development Services to report to the Planning and Transportation Committee, when the Draft Official Plan is under consideration, on designating the following for priority Avenue Study:
 - (a) College Street;
 - (b) a subway related street (e.g. Danforth Avenue)
 - (c) an arterial road (e.g. Finch Avenue);
 - (3) requested the Commissioner of Urban Development Services to clarify and report to the Planning and Transportation Committee on the issue of the First Parliament site being mentioned in the Official Plan and/or the King-Parliament Secondary Plan; and
 - (4) requested the City Clerk to forward all communications received to the Commissioner of Urban Development Services;
- communication (September 9, 2002) from Linda and William McGrath supporting the plan;

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- communication (undated) from Michael Dosman, President, Victoria Village Community Association forwarding concerns respecting the new proposed Official Plan;
 - communication (September 1, 2002) from Alex Faulkner supporting the Official Plan's direction in his area but disappointed that it does not address the vacant industrial lands that presently sit idle;
 - communication (September 2, 2002) from John Scheffer, Lakeshore Village B.I.A. opposing the Official Plan designation of the 120 acres of vacant land in New Toronto as industrial;
 - communication (September 5, 2002) from Elizabeth Fenzl, Secretary, Finch Centre Ratepayers Association opposing the Operational Plan on the basis that it designates Finch Avenue between Bathurst and Bayview as mixed use;
 - communication (September 5, 2002) from B. Jones, President and E. Fenzl, Secretary, Finch Centre Ratepayer's Association forwarding petition and material from 145 property owners supporting the new Official Plan for the designation of Finch Avenue East and West, extending from Bayview Avenue and Bathurst Street, as mixed use.
- (Note:
- (1) Due to copyright restrictions, newspaper articles appended to the above were not distributed; and
 - (2) copies of letters of support from 145 property owners are on file with the City Clerk.);
- communication (August 30, 2002) from G.S. Belza, Partner, ANALOGICA advising that unless the proposed new plan is appropriate re-worked, and subsequently properly implemented in a disciplined manner, Toronto's financial viability, and the quality of life within its boundaries, will continue to slip into inevitable, and eventually irreversible, decline;
 - communication (September 4, 2002) from Paula J. Tenuta, Municipal Government Advisor, Greater Toronto Home Builders' Association submitting GTHBA Response to the Official Plan and recommendations;
 - communication (August 28, 2002) from Mrs. L. Greene submitting comments not supporting the Official Plan;
 - communication (August 22, 2002) from Mary Lou Carter, submitting concerns respecting the new Official Plan;

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- communication (August 15, 2002) from Bob Murphy opposing the new Official Plan;
- communication (August 21, 2002) from P. Gay Gooderham submitting comments opposing some aspects of the Official Plan;
- communication (September 9, 2002) from N. Jane Pepino, Aird & Berlis LLP, Barristers and Solicitors advising that her clients support the plan designations in the Official Plan;
- communication (September 9, 2002) from Joseph F. Castrilli, Barrister & Solicitor advising that his client opposes the proposed Toronto Official Plan as it applies to 8138 and 8140 Finch Avenue East;
- communication (September 9, 2002) from Kin Wah Chow supporting mixed residential/commercial zoning for Finch Avenue, between Bayview Avenue and Willowdale Avenue;
- communication (September 9, 2002) from Emily Chow supporting mixed residential/commercial zoning for Finch Avenue, between Bayview Avenue and Willowdale Avenue;
- communication (September 3, 2002) from Ali Nahim supporting the Official Plan;
- communication (September 9, 2002) from Chiu Lan Chi supporting mixed uses between Bayview Avenue and Willowdale Avenue, and adoption of the new Official Plan;
- communication (September 9, 2002) from H. Cats advising that the Official Plan include infrastructure requirements;
- communication (September 10, 2002) from Paul Scrivener, The Toronto Industry Network advising of their encouragement that the Official Plan recognizes that industry is economically important to Toronto;
- communication (September 10, 2002) from John Tyacke advising of his objection to the cancellation of Part 2 Plans;
- communication (September 10, 2002) from Abel Van Wyk, Kingston Ellesemere Residential Action Group, Inc. opposing some components of the Official Plan;
- communication (August 27, 2002) from Daniel Li-Chee-Ming supporting the adoption of the Official Plan;

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- communication (September 3, 2002) from Armine Assatory and Karine Mrawood (Kalayjian) supporting the Official Plan;
- communication (September 10, 2002) from Ronald M. Kanter, McDonald & Hayden LLP, Barristers & Solicitors obo Quebec/Gothic Concerned Neighbours Association advising that his clients oppose the proposal to change the designation of 20 Gothic Avenue from Open Space to Apartment Neighbourhood;
- communication (September 7, 2002) from Carl Januszczyk, MCIP, RPP, Lorne Ross Planning Services Inc. advising that his clients oppose the proposed designation of their client's lands as shown on Map 15 Land Use Plan of the proposed new Official Plan for the City of Toronto;
- communication (September 10, 2002) from John Smart, Acting President, Teddington Park Residents Association advising that the Official Plan has several flaws;
- communication (September 10, 2002) from Janice Merson, President, Summerhill Residents Association requesting that the Official Plan not be approved until their major concerns are addressed;
- communication (September 10, 2002) from C. William Lambermont forwarding comments respecting the Official Plan;
- communication (September 11, 2002) from Martin Koob, Toronto Bicycling Network Representative, Toronto Cycling Committee advising that although cycling is positively addressed in the Official Plan, the treatment of cycling is not as comprehensive as it can be;
- communication (September 10, 2002) from Effie Papadolias, supporting the Official Plan;
- communication (September 10, 2002) from Julius De Ruyter, MCIP, RPP, Vice President, PMG Planning Consultants providing comments on the Official Plan respecting lands located at the southwest corner of Port Union Road and Lawrence Avenue East;
- communication (September 10, 2002) from Julius De Ruyter, MCIP, RPP, Vice President, PMG Planning Consultants providing comments on the Official Plan respecting lands at 76 Brumwell Street;
- communication (September 11, 2002) from Stephen H. Diamond, McCarthy Tétrault LLP, Barristers & Solicitors providing comments on the Official Plan respecting lands at the intersection of University Avenue and Queen Street West;

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- communication (September 11, 2002) from Stephen H. Diamond, McCarthy Tétrault LLP, Barristers & Solicitors providing comments on the Official Plan respecting lands at 2025-2045 Sheppard Avenue East, just east of Highway 401;
- communication (September 11, 2002) from Cynthia A. MacDougall, McCarthy Tétrault LLP, Barristers & Solicitors providing comments on the Official Plan respecting lands within the block bounded by Eglinton Avenue East, Brentcliffe Road, Research Road and parkland/open space to the east;
- communication (September 11, 2002) from Cynthia A. MacDougall, McCarthy Tétrault LLP, Barristers & Solicitors providing comments on the Official Plan respecting lands located on the southwest corner of Sheppard Avenue West and Easton Road in the former City of North York, and municipally known as 314-317 and 325 Bogert Avenue and 305-308 Poyntz Avenue;
- communication (September 11, 2002) from Cynthia A. MacDougall, McCarthy Tétrault LLP, Barristers & Solicitors providing comments on the Official Plan respecting lands located on the south side of Lawrence Avenue West, east of Avenue Road in the City of Toronto, and municipally known as 435-513 Rosewell Avenue and 164-170 Cheritan Avenue;
- communication (September 10, 2002) from Gee Chung, President, Greater Yorkville Residents Association submitting comments supporting the Official Plan;
- communication (September 11, 2002) from Judy deBacker opposing the Official Plan in its present form;
- communication (September 11, 2002) from Al Brezina, President, South Etobicoke Industrial Employers' Association (SEIEA) advising of industry concerns with respect to the Official Plan;
- communication (September 11, 2002) from K. Dunsmore, President, Don Mills Residents Inc. requesting that the Don Mills Secondary Plan be included in the proposed Official Plan;
- communication (September 9, 2002) from Godfrey Hudson opposing the proposed new Official Plan;
- communication (September 11, 2002) from Dan Panaitescu opposing the Official Plan in its present form;

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- communication (September 10, 2002) from Wilfrid Walker, Board Member, for Transport 2000 Ontario advising of concerns to the Official Plan respecting street rights-of-way, Union Station and future uses for the Weston railway corridor;
- communication (September 11, 2002) from Frank Lewinberg, FCIP, RPP, Partner and Pino Di Mascio, MCIP, RPP, Associate, Urban Strategies Inc. providing comments on the Official Plan respecting 2055 Kennedy Road (Kennedy Road and Highway 401 in the former City of Scarborough);
- communication (September 10, 2002) from William deBacker, President, Edithvale-Yonge Community Association opposing the Official Plan in its present form;
- communication (September 11, 2002) from John Lohmus, MCIP, RPP, Senior Associate, IBI Group advising that IBI Group intends to make submissions on behalf of York University to the City of Toronto regarding the new Official Plan when York University has completed its review of the proposed policies as they relate to their landholdings;
- communication (September 10, 2002) from John Lohmus, MCIP, RPP, Senior Associate, IBI Group requesting specific changes to the Official Plan regarding 350 Rumsey Road and 25 Buchanan Court;
- communication (September 11, 2002) from Stephen Upton, Director of Development Planning, Tridel forwarding concerns regarding the method in which the Official Plan seeks to address new parkland dedication policies, as well as the method of establishing affordable ownership;
- communication (September 7, 2002) from Carl Januszczak, MCIP, RPP, Lorne Ross Planning Services Inc. advising that his clients oppose the proposed designation of their lands at 4 Tideswell Boulevard;
- communication (September 11, 2002) from Glenn de Baeremaeker, President, Save the Rouge Valley System, Inc. forwarding comments and recommendations for inclusion in the Official Plan;
- communication (undated) from Margaret Cohey supporting the Official Plan;
- communication (September 9, 2002) from Alex and Laurine Dyrow supporting the Official Plan but opposing further urban sprawl;
- communication (September 10, 2002) from Gail Mentlik, President, Lawrence West Residents' Zoning Application Committee providing comments on the

Official Plan regarding the rezoning of Lawrence Avenue West between the Allen Expressway and the south side of Bathurst Street;

- (Photographs and petition from 36 residents of Lawrence Avenue West, between the Allen Expressway and Bathurst Street, is on file in the office of the City Clerk.);
- communication (September 9, 2002) from Frank Lewinberg, FCIP, Partner, Urban Strategies Inc. providing comments on the Official Plan regarding various properties owned and occupied by the Centre for Addiction and Mental Health (CAMH), including 100 Queen Street West and the Donwood Institute at 175 Brentcliffe Road, both owned by CAMH, and the Clarke Institute of Psychiatry and Addiction Research Foundation situated at the southwest end of the University of Toronto downtown campus;
- communication (September 10, 2002) from Julius De Ruyter, MCIP, RPP, President, PMG Planning Consultants providing comments on the Official Plan respecting land located on the north side of Gerrard Street East and Clonmore Drive, east of Victoria Park Avenue;
- communication (September 12, 2002) from Appadurai Muttulingam supporting the Official Plan;
- communication (September 11, 2002) from Scott Arbuckle, Senior Planner, Planning & Engineering Initiatives Ltd. advising of concerns on behalf of their clients to the Official Plan respecting an integrated approach to land use and transportation planning;
- communication (September 10, 2002) from John Banka, Chairperson, Environmentalists Plan Transportation supporting the Official Plan and forwarding further recommendations;
- communication (September 11, 2002) from Donald W. Kerr, B.A., LL.B., Barrister and Solicitor advising of his client's concerns to the Official Plan respecting land at 3 Strathearn Road;
- communication (September 10, 2002) from Tony O'Donohue, P. Eng., Environmental Probe Ltd. opposing the Official Plan;
- communication (September 11, 2002) from Neil Rodgers, President; Scott Burns, The Planning Partnership, Chair, UDI Toronto OP Committee and Harold Elston, Elston Watt LLP, Co-Chair, UDI Toronto OP Committee Urban Development Institute supporting the twin objectives of growth and maintenance of stable areas and urging the Committee not to defer or abandon the Plan;

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- communication (September 12, 2002) from Wayne Roberts, Project Coordinator, Toronto Food Policy Council forwarding Toronto Food Policy Council Resolution on the draft Official Plan whereby it endorsed the Official Plan;
- communication (September 10, 2002) from Vincenzo Lamonica advising that this Official Plan does not adequately protect communities of single-family homes from being adversely affected (through loss of privacy and sunlight, increased traffic and air pollution, etc.) by the taller and larger buildings that are to be allowed on arterial roads;
- communication (September 9, 2002) from Gord and Marilyn Lang requesting deferral to allow more public involvement;
- communication (September 12, 2002) from Richard Whittle, President, Henry Farm Community Interest Association forwarding concerns and urging that the proposed Official Plan be reworked in light of public submissions and responses from additional public meetings;
- communication (September 11, 2002) from Victor Tossutti opposing the Official Plan in its present form;
- communication (September 11, 2002) from Ryan Lepik opposing the draft Official Plan in its present form;
- communication (September 11, 2002) from Ann Lepik opposing the Official Plan in its present form;
- communication (September 12, 2002) from Cynthia A. MacDougall, McCarthy Tétrault LLP, Barristers & Solicitors providing comments on the Official Plan respecting property located at 330 Spadina Road;
- communication (September 13, 2002) from Elizabeth Ivory opposing the Official Plan in its present form;
- communication (September 6, 2002) from Theo Long, President, M.T.C.C. #950 forwarding concerns and urging that the proposed Official Plan be reworked in light of public submissions and more public meetings are required so that the changes made may be publicly reviewed and commented on;
- communication (September 11, 2002) from Mary Lou Shaver and William E. Shaver forwarding concerns respecting the Official Plan;
- communication (September 15, 2002) from Anne E. McConnell and C. Ross Hirning forwarding concerns respecting the Official Plan and noting that this

proposal needs to be re-worked, and more public meetings are required so that the changes made may be publicly reviewed and commented on;

- communication (September 16, 2002) from Cynthia A. MacDougall, McCarthy Tétrault LLP, Barristers & Solicitors providing comments on the Official Plan respecting lands within the area of the City known as the Railway Lands East;
- communication (September 16, 2002) from Donna Soper opposing the Official Plan in its present form;
- communication (June 14, 2002) from Vincent Rodo, General Secretary, Toronto Transit Commission advising of action taken by the Toronto Transit Commission at its meeting on June 12, 2002, and in which the TTC, in part, amended Recommendation No. 3 of the attached Report No. 27 dated May 26, 2002, to read:

“3. Re-affirm its recognition of the importance of, and the need to improve the quality, speed, and reliability of its comprehensive surface network by requesting Toronto City Council to:

- endorse the TTC’s concept of expanding transit priorities throughout Toronto using measures such as signal priority for transit vehicles on major arterial roads, transit priority lanes for high-frequency routes, and the creation of a network of roads where there are stricter turning and parking/stopping restrictions;
- approve the transit-supportive principles of the proposed new City of Toronto Official Plan; and work to ensure those elements of the plan that favour public transit including mechanisms to support surface transit are fully developed.”

and forward this matter to Toronto City Council, through the Planning and Transportation Committee, for information and consideration of the Commission's request as contained the foregoing Recommendation 3. of Staff Report No. 27, as amended;

- communication (September 12, 2002) from Dennis Peternell, Committee Coordinator, City of Mississauga advising that the Planning and Development Committee, City of Mississauga, at its meeting on September 3, 2002, considered the Official Plan and recommended that:

(1) the City of Toronto be requested to amend the Draft Official Plan by:

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- (a) revising Map 4, Higher Order Transit Corridors, to show the Bloor Subway Extension pointing towards Dundas Street East in Mississauga, and an East Mall Subway Station at Dundas Street;
- (b) revising Map 4, Higher Order Transit Corridors, to include the following statement:

"Alignment and technologies for higher order transit services to Lester B. Pearson International Airport will be the subject of further studies in conjunction with the appropriate agencies and affected municipalities.";

- (2) the City of Toronto be requested to consult with the City of Mississauga in the development of the public transit implementation plan to ensure proper coordination with Mississauga's recently approved Transit Strategy;
- (3) the City of Toronto be requested to give the City of Mississauga an opportunity to review the "Wet Weather Flow Management Master Plan" when completed; and
- (4) a copy of the report, titled "City of Toronto Draft Official Plan", dated August 13, 2002 from the Commissioner of Planning and Building be forwarded by the City Clerk to the City of Toronto;

- communication (September 13, 2002) from J.D. Leach, City Clerk, City of Vaughan forwarding Report No. 57 of the Committee of the Whole (Working Session) which was adopted, as amended, by the Council of the City of Vaughan at its meeting on September 9, 2002, and recommending that:

- (1) the following recommendation contained in the report of the Commissioner of Planning, dated August 27, 2002, be approved:

"That this report be forwarded to the City of Toronto as the City of Vaughan's preliminary comments, as set out in Part 3 of this report, on the draft City of Toronto Official Plan, dated May 2002; and

That this report be forwarded to the Region of York Planning and Transportation and Works Departments and the Ministry of Municipal Affairs and Housing for information purposes."; and

- (2) the additional comments provided by the Committee be included in the report;

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- communication (September 16, 2002) from Ron Lackner, Director of Operations, Crompton Co./Cie opposing two items in the Official Plan, specifically relating to Natural Heritage System areas in the City and the proposed GO Station at the bottom of Manse Road;
- communication (September 14, 2002) from Sylvia E. Baker forwarding comments respecting the Official Plan and requesting that the Plan be re-worked in light of public submissions;
- communication (September 11, 2002) from Anne Golden advising that the Official Plan is an excellent document and should be fully supported, and urging the Mayor and City Council to adopt the new Official Plan;
- communication (September 16, 2002) from Jerry Sprackman opposing the new designation now shown on the Official Plan respecting future mixed use development on the south-west corner of Weston Road and Eglinton;
- communication (September 12, 2002) from Leonard H. Goodman, President, Bayview Gardens (2002) Ratepayers Association forwarding concerns respecting the Official Plan;
- communication (September 17, 2002) from Naren Doshi, Director, Airport Planning, Greater Toronto Airports Authority forwarding comments respecting the Official Plan and recommendations associated with the mapping for the AOA around Lester B. Pearson International Airport;
- communication (September 19, 2002) from Committee Secretary, Toronto Atmospheric Fund advising that the Board of Directors, Toronto Atmospheric Fund, at its meeting on September 18, 2002, passed the following resolution:

"That the Board of Directors of the Toronto Atmospheric Fund supports Toronto's new Official Plan and believes that the land use management proposed in the Plan would lower carbon dioxide emissions, improve air quality, and improve the quality of life for most Toronto residents.";
- communication (September 17, 2002) from Paul Dowling, Houselink Community Homes and Supportive Housing Coalition forwarding comments and proposing that the Official Plan be amended to facilitate the inclusion in the range of new housing to be developed in the City, affordable housing and housing specifically designated to address the housing needs of people who live with mental illness;
- communication (September 17, 2002) from Robert G. Doumani, Aird & Berlis LLP, Barristers and Solicitors forwarding comments on the Official Plan

respecting land and buildings located at 20 Carlton Street and 25 Wood Street in the City of Toronto;

- communication (September 16, 2002) from Louis Koutsaris, 1051023 Ontario Limited forwarding comments on the Official Plan respecting 1625 Military Trail and Military Trail N/S;
- communication (September 14, 2002) from Sylvia Munro forwarding comments respecting the Official Plan and requesting that the Plan not be adopted without major changes;
- communication (September 17, 2002) from Nora Wilson forwarding comments on the Official Plan respecting the erosion of residential neighbourhoods, building height and size and the amount of parkland;
- communication (September 16, 2002) from Kathryn L.F. McBay forwarding concerns respecting the Official Plan and supporting the Belza/Roberts "Functional Issues" paper;
- communication (September 13, 2002) from Shelley Ortved, President, Oriole Park Association forwarding concerns respecting the Official Plan with respect to residential areas;
- communication (September 17, 2002) from Tyson Garbe opposing the draft Official Plan in its present form and endorsing the position stated in the document, entitled "Toronto's Proposed New Official Plan - Functional Issues", prepared by George S. Belza and William H. Roberts, dated August 2002;
- communication (September 17, 2002) from Berto Volpentesta forwarding concerns respecting the Official Plan and requesting the Committee to think very carefully before accepting any proposal;
- communication (September 18, 2002) from Taymour Katirai for Hooman Katirai forwarding concerns respecting the Official Plan and his neighbouring property at 10 Centre Street as it relates to his property and neighbourhood;
- communication (September 18, 2002) from Kim M. Kovar, Aird & Berlis LLP, Barristers and Solicitors advising that a section number seems to have been omitted from Section 11.4 of the Proposed Secondary Plan of the Railway Lands West;
- communication (September 18, 2002) from Donald J. Caunter, Donald J. Caunter Architect Limited advising of client's interest in any final approval of the Official Plan respecting lands located at 35 Walmer Road;

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- communication (September 18, 2002) Kim M. Kovar, Aird & Berlis LLP, Barristers and Solicitors advising of his client's concerns to the Official Plan regarding the Railway Lands Central Secondary Plan;
- communication (September 19, 2002) from Cynthia A. MacDougall, McCarthy Tétrault LLP, Barristers & Solicitors submitting client's concerns with respect to the Official Plan as it relates to lands located on the north-west corner of Sheppard Avenue East and Kennedy Road in the former City of Scarborough and municipally known as 3850 Sheppard Avenue East;
- communication from Kamlesh Sharma opposing the Official Plan in its present form;
- communication (September 11, 2002) from Raj Sharma opposing the Official Plan in its present form;
- communication (September 17, 2002) from Patrick J.Devine, Goodman and Carr LLP, Barristers and Solicitors requesting that approval not be given to the new policies in the new Official Plan as they relate to 55 and 65 Carrier Drive and 326 Humber College Boulevard;
- communication (September 17, 2002) from Patrick J.Devine, Goodman and Carr LLP, Barristers and Solicitors requesting confirmation that the proposed new policies will not render the existing building at 5775 Yonge Street non-conforming as it relates to the Official Plan and until clarification stating its objection;
- communication (September 17, 2002) from Patrick J.Devine, Goodman and Carr LLP, Barristers and Solicitors advising that their client has appealed Official Plan Amendment and Zoning Amendment Application to the OMB and seeking assurance that the new Official Plan will reflect the details of any site-specific amendment approvals;
- communication (September 17, 2002) from Patrick J.Devine, Goodman and Carr LLP, Barristers and Solicitors confirming their client's interest in any final approval and wishing to ensure that the Official Plan appropriately reflects the long-term development options envisaged for the site at 555 Finch Avenue West;
- communication (September 17, 2002) from Patrick J.Devine, Goodman and Carr LLP, Barristers and Solicitors objecting to the policies of the new Official Plan as it relates to 180 University Avenue and advising that their clients would be pleased to meet with City staff to provide any further clarification;

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- communication (September 17, 2002) from Patrick J.Devine, Goodman and Carr LLP, Barristers and Solicitors objecting to the proposed designation in the new Official Plan of 25 Queen's Quay East in the new Official Plan;
- communication (September 17, 2002) from Patrick J.Devine, Goodman and Carr LLP, Barristers and Solicitors requesting confirmation that the proposed new policies will not render the existing building at 3250 Bloor Street West and 3300 Bloor Street West non-confirming as it relates to the Official Plan and until clarification stating its objection;
- communication (September 17, 2002) from Patrick J.Devine, Goodman and Carr LLP, Barristers and Solicitors objecting to the proposed provision of the new Official Plan as it relates to 4759-4789 Yonge Street;
- communication (September 17, 2002) from Stephen Upton, Director of Planning, Tridel forwarding comments on the Official Plan respecting lands on the north side of Finch Avenue at Yorkgate Boulevard, which is west of Jane Street;
- communication (September 17, 2002) from Mark Rochon, President, Toronto Rehabilitation Institute forwarding comments respecting the Official Plan and requesting that their five existing sites located at 130 Dunn Avenue, 550 University Avenue, 47 Austin Terrace, 345/347 Rumsey Road and 510/520 Sutherland Drive be exempt from Policy 6 in Subsection 4.8 Institutional Areas through site specific policies because it restricts Toronto Rehab's ability to dispose of surplus lands expeditiously for market uses;
- communication (September 19, 2002) from Cynthia A. MacDougall, McCarthy Tétrault LLP, Barristers and Solicitors submitting client's concerns with respect to the Official Plan as it relates to lands municipally known as 30 Bond Street, 26 Shuter Street and 209 Victoria Street, which are occupied by St. Michael's Hospital;
- communication (September 18, 2002) from Robert G. Doumani, Aird & Berlis LLP, Barristers and Solicitors providing comments on the Official Plan respecting lands located at 160 Greenfield Avenue, 150/163 Maplehurst Avenue and 120/166 Sheppard Avenue East in the City of Toronto (North York);
- communication (September 15, 2002) from Barbara A. McNutt forwarding concerns respecting the Official Plan and noting that it needs major amendments before it is passed;
- communication (September 16, 2002) from Ed Wilson, Chairman, Toronto East CAER Association opposing Map 7 in the Draft Official Plan which designates

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the "Natural Heritage System" areas in the City and noting the proposed GO Station at the bottom of Manse Road should be removed;

- communication (September 19, 2002) from Sandra Pavan, North Etobicoke Tenants Association forwarding concerns respecting the Official Plan and requesting that residents have more input into the development of the Plan and the zoning by-laws;
- communication (September 18, 2002) from Matthias Schlaepfer requesting deferral of this Plan until a public review of the implementing Zoning By-law, the related plans and strategies, the measurable targets, and the Secondary Plan framework has been conducted;
- communication (September 19, 2002) from Patrick Berne, Port Royal Place Developments Inc. noting that Map 12-11 is an incorrect schedule to their existing Section 37 Agreement as is section (d)(v) of the text within the document Toronto Official Plan Secondary Plans and objecting to its passage if this schedule is not amended;
- communication (September 19, 2002) from Patrick Berne, Pemberton Group forwarding concerns respecting the Official Plan, specifically noting sections of the response by the GTHBA dealing with Public Realm", "Parkland Dedication Polices", "Secondary Plans" and "Housing Provision & Intensification";
- communication (September 14, 2002) from Patricia Kingston noting that the Official Plan needs major changes before it is adopted;
- communication (September 13, 2002) from David Rathgeber, President, Lansing Community Association Inc. requesting that changes be made to the proposed Official Plan;
- communication (September 19, 2002) from Brian Maquire, Secretary, North Hill District Home Owners' Association expressing opinions and concerns on the new Official Plan;
- communication (September 18, 2002) from Councillor Kyle Rae forwarding a submission on the Official Plan from Alex Murray, South Rosedale Ratepayers' Association on the new Official Plan;
- communication (September 20, 2002) from Robert L. Burton, Burton-Lesbury Holdings Limited objecting to the proposed Official Plan;
- communication (September 19, 2002) from Kim Tomzak, President, Toronto Arts Council supporting the new Official Plan;

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- communication (September 20, 2002) from Stephen H. Diamond, McCarthy Tétrault advising that his client supports much of the new Official Plan but looks forward to having concerns, as expressed in the communication, addressed;
- communication (September 20, 2002) from Alan Demb forwarding comments on the new Official Plan and Transportation Committee;
- communication (September 19, 2002) from Mary Ann Cross, requesting that Council not pass the new Official Plan as it exists;
- communication (September 17, 2002) from Patrick J. Devine, Goodman and Carr advising that his client believes that the proposed policies for 5145 Dundas Street West with respect to the new Official Plan are too restrictive in terms of density, height and range of permitted uses;
- communication (undated) from Yarema Bezchlibnyk supporting the new Official Plan;
- communication (September 20, 2002) from Stephen Diamond, McCarthy Tétrault advising that his clients, owners of 852-860 and 876 Yonge Street and 11 and 21 Scollard Street support much of the plan in principle but looks forward to continued participation in the process to ensure that his clients concerns are addressed;
- communication (September 20, 2002) from Stephen Diamond, McCarthy Tétrault advising that his client owners of 2200 Lakeshore Boulevard West and 10 Park Lawn Road supports much of the new Official Plan but submitting concerns with respect to certain areas;
- communication (September 18, 2002) from Taymour Katirai for Kooman Katirai voicing concerns about the new Official Plan;
- communication (September 20, 2002) from Doris Danetta, Treasurer, Yonge Coirridor Condominium Association (Willowdale) opposing the new Official Plan in its present form;
- communication (September 20, 2002) from Keith Thomson, CFP, Assante Capital Management Ltd supporting the new Official Plan;
- communication (September 20, 2002) from Roger Hayward, President and General Manager, Rohm and Haas Canada Inc. forwarding concerns respecting the Official Plan and supporting improving the quality of our Green Space System and showing respect for our natural heritage;

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- communication (September 20, 2002) from Robin Collyer, President, Silverview Community Association opposing the Official Plan in its present form;
- communication (September 22, 2002) from David Rathgeber, President, Lansing Community Association Inc. opposing the Official Plan in its present form;
- communication (September 20, 2002) from Albert Schulz, Artistic Director, Soulpepper Theatre Company supporting the Official Plan;
- communication (September 18, 2002) from Barbara Alfred, Alfred Furnished Apartments forwarding concerns respecting the Official Plan, specifically as it relates to 1110 Weston Road and Mount Dennis;
- communication (undated) from Reginald Hall providing comments on the Official Plan;
- communication (September 24, 2002) from Councillor Irene Jones forwarding comments respecting the Official Plan and recommending that:
 - (1) the following addition be added to Recommendation 1: Watershed-based Planning (Section 2.1, p. 8), POLICY 1:
 - (k) “employs watershed-based planning principles to protect, enhance and restore” the region’s system of green spaces and natural heritage features, the natural ecosystem including water resources and the natural corridors that connect these features and protect the region’s agricultural land,

and endorsing the WWFMMP Steering Committee’s recommendations with respect to watershed- and ecosystem-based planning for the city’s Green Space System;
 - (2) the following additions be added to Recommendation 2: Water, Wastewater and Stormwater Infrastructure (Section 2.2, p. 12), Policy 4:
 - (c) acquiring land or easements, where appropriate and where funds allow, to keep ravines and water courses open and in a natural state; “and to allow for the implementation of stormwater management measures where appropriate”;
 - (d) “implementing a diversity of stormwater management measures to improve the quality of stormwater flows”;

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and endorsing the WWFMMP Steering Committee's recommendation in regards to POLICY 4, which suggests that *stormwater management* infrastructure be included with the mention of water and wastewater infrastructure;

- (3) the following addition be added to Recommendation 3: Transportation Planning (Section 2.4, p. 29), POLICY 11:

“The City's transportation agenda will be implemented in accordance with emerging policies on stormwater management.”;

- (4) the following additions be added to Recommendation 4: Parks and Open Spaces (Section 3.2.3, p. 49):

POLICY 1:

“e) incorporating stormwater management measures into existing parks and open spaces wherever possible and using this as an opportunity to create additional public open space.”; and

POLICY 2:

“k) their existing and potential role in stormwater management.”;

- communication (September 19, 2002) from Bill Fisch, Regional Chair and CEO, The Regional Municipality of York forwarding Clause No. 12 of Report No. 7 of the Planning and Economic Development Committee, entitled “Toronto Official Plan”, which was adopted, as amended, by the Council of the Regional Municipality of York at its meeting on September 19, 2002, and recommending that:

- (1) the presentation by Bryan Tuckey, Commissioner of Planning and Development Services be received;
- (2) staff request deputant status for the public meeting being held by the City of Toronto on September 24, 2002 and if appropriate, staff submit a letter in place of attending the public meeting in view of the large number of deputations expected to take place;
- (3) adoption of the following recommendations contained in the report (August 22, 2002) from the Commissioner of Planning and Development Services:

- (a) Council endorse the general direction of the draft Toronto Official Plan and express York Region's desire to continue working with the City of Toronto and other Greater Toronto Area (GTA) partners to achieve common growth management objectives;
- (b) Council forward the following comments to the City of Toronto:
 - (i) Section 2.2 of the draft Official Plan should place emphasis on a co-operative approach for matters relating to the redevelopment and improvement of the Steeles Avenue Corridor;
 - (ii) to reinforce the need to have interregional co-operation, Section 5.3.4 of the draft Plan should be strengthened by adding the words "*in partnership with other GTA municipalities*" to policy 1 on page 95;
 - (iii) Sections 2.1, 2.2 and 2.4 of the draft Official Plan should be amended to ensure transportation and transit infrastructure investments in the City of Toronto support the overall GTA strategy of building a transit-supportive urban structure and reduce auto dependency. Policies should be added or amended that advocate the creation of a GTA wide seamless transit network within an integrated fare structure, and protect the Higher Order Transit Corridors shown on Map 4 of the draft Plan by advocating for the early completion of the required Environmental Assessments;
 - (iv) Transit infrastructure priorities within Toronto should be identified. Priority investments to be undertaken in partnership with neighbouring jurisdictions include the extension of rapid transit lines into the Vaughan Corporate Centre, Markham Centre and north along Yonge Street;
 - (v) York Region has specific issues regarding the representation of rapid transit routes on Maps 1, 4 and 5 of the draft Plan (see discussion within Section 4.2.4 of this report). Rapid transit routes that extend into York Region should be linked with those identified in York Region's Official Plan and the Transportation Master Plan;
 - (vi) proposed alignments for the Morningside Avenue extension need to be shown on Maps 2, 3 and 15 (*Attachment 1*);

- (vii) the Plan's housing section 3.2.1 should advocate the co-ordination of a GTA-wide approach to increasing levels of homelessness in the GTA;
 - (viii) Section 2.2 of the Official Plan should emphasize partnership policies for the conservation of water and the reduction of storm and wastewater. Such an approach would reflect Toronto's place in the larger biophysical environment and a commitment to address conservation issues on a watershed basis. From this perspective, the City of Toronto should commit to implementing the recommendations from the ongoing Joint Water Optimization Study;
 - (ix) Section 3.4 should reinforce the City's commitment to protecting the GTA wide environmentally significant features by working in partnership to secure additional greenlands; and
- (c) this report be forwarded to the City of Toronto, the boundary municipalities of Vaughan, Richmond Hill, and Markham, and all other local municipalities for information;
- communication (September 19, 2002) from Olga Goodfellow opposing the Official Plan;
 - communication (September 19, 2002) from Patricia Petersen, Ph.D., Director, Urban Studies, University of Toronto, Former Chair, Scarborough Planning Board supporting the Official Plan;
 - communication (September 20, 2002) from K. Tsin opposing the Official Plan;
 - communication (September 23, 2002) from Geoff Woods, B.E.S., Development Review Co-ordinator, Canadian National Railway Properties Inc. forwarding comments respecting the Official Plan, specifically the issues of rail noise, vibration, safety and abandonment of rail facilities;
 - communication (undated) from Carole and Lino Belgiorgio forwarding comments respecting the Official Plan and requesting that the Plan be revised;
 - communication (September 22, 2002) from Renate Bradley and George Milbrandt forwarding concerns respecting the Official Plan, requesting that the Plan be reworked and further public meetings be held;

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- communication (September 21, 2002) from Robert and Doreen Berg forwarding concerns respecting the Official Plan regarding protection for residential areas; high density buildings and green spaces;
- communication (undated) from Balmain Jones, obo The Finch Centre Ratepayers Association supporting the Official Plan, especially as it pertains to Finch Avenue East;
- communication (September 20, 2002) from Hayley Ohlig, President, York Mills Ratepayers' Association forwarding concerns respecting the Official Plan and suggesting that it be treated as a preliminary draft;
- communication (September 23, 2002) from Jason Stewart, Oriole Parkway Association requesting that City Council not adopt the proposed new Official Plan until significant additional work has been done;
- communication (September 13, 2002) from Gordon S. Roberts, forwarding concerns respecting the Official Plan;
- communication (September 13, 2002) from Gordon S. Roberts forwarding concerns respecting the Official Plan;
- communication (September 23, 2002) from Marion Lick, President, Willowdale Central Ratepayers' Association opposing the Official Plan in its present form;
- communication (September 20, 2002) from Stan Stevenson forwarding comments respecting the Official Plan and recommending continuance of the planning for another expressway to relieve traffic pressure from the Don Valley Parkway;
- communication (September 20, 2002) from Stephen H. Diamond, McCarthy Tétrault LLP, Barristers and Solicitors providing comments on the Official Plan respecting lands municipally known as 74, 80, 92 and 100 Yorkville Avenue and 95, 111, 113, 115, 117 119 and 121R Scollard Street;
- communication (September 23, 2002) from John Lohmus, MCIP, RRR, Senior Associate, IBI Group forwarding their client's concerns of their client, Hydro One;
- communication (September 23, 2002) from William H. Roberts, Barrister & Solicitor forwarding concerns respecting the Official Plan as it relates to infrastructure;

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- communication (September 20, 2002) from Doris Manetta, Treasurer, Yonge Corridor Condominium Association (Willowdale) (YCCA) opposing the Official Plan in its present form;
- communication (September 23, 2002) from K. Dunsmore, President, Don Mill Residents Inc. forwarding concerns respecting the Official Plan and requesting that the Don Mills Secondary Plan be included in the Plan;
- communication (September 23, 2002) from Paul J. Azzarello, Sales Representative, Harvey Kalles Real Estate Ltd. & Listing Agent, 21 Research Road on behalf of Gerry Hebert, CEO requesting an amendment to the Official Plan respecting 21 Research Road in the Leaside Business Park;
- communication (September 21, 2002) from Al Fogels, President, Willowdale North Residents' Association opposing the current draft Official Plan and supporting the concepts stated in the document, entitled "Toronto's Proposed New Official Plan – Functional Issues", prepared by George S. Belza and William H. Roberts, dated August 2002;
- communication (September 23, 2002) from Gary Moriarty, for the Beverley Residents Group forwarding comments respecting the Official Plan and its impact on Secondary Plans;
- communication (September 20, 2002) from Barry J. Morrison, MCIP, RRP, Principal, Barry J. Morrison & Associates Ltd. forwarding client's concerns respecting the Official Plan that the "Employment" designation proposed for the 40 acre site in New Toronto is too restrictive;
- communication (September 23, 2002) from Paul V. Godfrey, C.M., President and Chief Executive Officer, Toronto Blue Jays Baseball Club supporting the Official Plan;
- communication (September 19, 2002) from A. Kozyz opposing the Official Plan as it stands;
- communication (September 23, 2002) from Steven Borsook, Borsook Holdings Inc. forwarding client's concern respecting the Official Plan relating to 20 Research Road (Dorothea Knitting Mills Site) in the Leaside Business Park;
- communication (September 23, 2002) from C. Bedford opposing the Official Plan as it stands;
- communication received from Humber York Community Council respecting the Official Plan;

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- communication (September 23, 2002) from Peter R. Walker, FCIP, RPP, Senior Principal, Walker, Nott, Dragicevic Associates Limited, Planning Urban Design – Environmental Assessment forwarding client’s concerns respecting the Official Plan regarding the Woodbine Racetrack lands, bounded by Rexdale Boulevard to the north, C.N. Railway to the south, Highway 427 to the west, and Highway 27 to the east;
- communication (September 20, 2002) from Robert Blazeovski, Vice President, Planning, MintoUrban Communities Inc. objecting to sections of the Official Plan respecting the apartment neighbourhood located immediately north of High Park, municipally known as 35, 65 and 96 High Park Avenue, 255 Glenlake Avenue, 66 and 111 Pacific Avenue, and 66 Oakmount Road;
- communication (September 20, 2002) from Robert Blazeovski, Vice President, Planning, MintoUrban Communities Inc. objecting to sections of the Official Plan respecting the 1.92 –acre site located on the east side of Yonge Street, immediately south of Eglinton Avenue, municipally known as 2195 Yonge Street;
- communication (September 20, 2002) from Robert Blazeovski, Vice President, Planning, MintoUrban Communities Inc. objecting to sections of the Official Plan respecting a five-storey building located on the east-side of Yonge Street, immediately south of Eglinton Avenue, municipally known as 2239 Yonge Street.;
- communication (September 20, 2002) from Robert Blazeovski, Vice President, Planning, MintoUrban Communities Inc. objecting to sections of the Official Plan respecting a 2.3-acre mixed-use property municipally known as 23 and 33 Sheppard Avenue East;
- communication (September 23, 2002) from Peter F. Smith, MCIP, RPP, Bousfield, Dale-Harris, Cutler & Smith Inc., Consulting Town Planners forwarding client’s concerns respecting the Official Plan regarding the Newtonbrook Plaza lands at 5799-5915 Yonge Street;
- communication (September 24, 2002) from Michael Kainer, Chair, Palmerston Area Residents Association forwarding concerns respecting the Official Plan and requesting that College Street be the first of the Avenues to have a study and also include a look at Finch Avenue;
- communication (September 19, 2002) from Margaret Davis opposing the Official Plan as proposed and requesting further public meetings;

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- communication (September 23, 2002) from Roger Swift, Vice President, Avondale Ratepayers Association forwarding concerns respecting the Official Plan and the lack of quantification within the proposed new city plan;
- communication (September 23, 2002) from Adrian Litavski, MCIP, RPP, Associate, Kentridge Johnston Limited Planning Consultants forwarding client's concerns respecting the Official Plan, particularly upon the Lakeshore Campus of Kraft's national headquarters and the Christie Brown bakery at 2150 Lakeshore Boulevard West, 370 Progress Avenue (the "Dad's Cookies" Plant), and their operations at 5 Bermondsey Road;
- communication (September 23, 2002) from Randal Dickie, MCIP, RPP, Senior Project Manager, PMG Planning Consultants forwarding client's concerns respecting the Official Plan respecting lands, including Steeles Avenue, Tapscott Road and Passmore Avenue;
- communication (undated) Ellen Greenwood, President, Moore Park Residents' Association forwarding concerns respecting the Official Plan and requesting that the Plan not be adopted until special studies for Yonge and St. Clair and Yonge and Eglinton and infrastructure plan for the City is brought forward;
- communication (September 21, 2002) from Keith McKey praising the Official Plan and proposing some fine tuning to enable the vision to become a reality;
- communication (September 23, 2002) from Kim M. Kovar, Aird & Berlis LLP, Barristers & Solicitors forwarding client's concerns respecting the Official Plan regarding lands located on the west side of Brimley Road, north of Progress Avenue;
- communication (September 24, 2002) from George Milbrandt, obo Federation of North Toronto Residents' Associations (FoNTRA) forwarding concerns respecting the Official Plan and requesting that the Planning and Transportation Committee not adopt the Draft Official Plan until the essential tasks noted therein have been completed;
- communication (undated) from Andy Harrison (Toronto), Margot Johnson (Toronto), Alison Loat (Boston), Andrew Medd (Toronto), Naheed Nenshi (Calgary), and Alysson Storey (Toronto) obo Canada25 forwarding a submission, entitled "Canada25 and the Official Plan: Great Leaders build Great Cities";
- communication (September 23, 2002) from Patrick J. Devine, Goodman and Carr LLP, Barristers and Solicitors forwarding client's concerns respecting the Official Plan regarding lands bounded by Queen Street East, Dalhousie Street, Shuter Street and Mutual Street;

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- communication (September 23, 2002) from C. Bedford opposing the Official Plan as it stands;
- communication (September 23, 2002) from Victoria A. Masnyk, President, Swansea Area Ratepayers' Association, Swansea Area Ratepayers' Group forwarding concerns respecting the Official Plan, supporting the report , "*Toronto's Proposed New Official Plan – Functional Issues*", authored by George S. Belza and William H . Roberts, concurring with the author's analysis of the Plan, and urging Council's serious consideration of their recommendations;
- communication (September 23, 2002) from Sean L. Goswell, Borden Ladner Gervais LLP, Lawyers, Patent & Trade-mark Agents forwarding client's concerns respecting the Official Plan regarding lands at 2143 and 2147 Lakeshore Blvd. West and requesting that the motel strip secondary plan be reviewed;
- communication (September 24, 2002) from Jacquelyn Hayward, Sustainable Transportation Coordinator, Black Creek Regional Transportation Management Association supporting the new Official Plan;
- communication (September 16, 2002) from Helen and Robert Hansen forwarding comments regarding the Official Plan and noting that residents must be able to access and maintain adequate, affordable and appropriate housing;
- communication (September 20, 2002) from Denis Kelly, Regional Clerk, The Regional Municipality of York advising that the Council of the Regional Municipality of York, at its meeting held on September 19, 2002, adopted the following recommendations, as amended, of the Planning and Economic Development Committee:
 - (1) Council endorse the general direction of the draft Toronto Official Plan and express York Region's desire to continue working with the City of Toronto and other Greater Toronto Area (GTA) partners to achieve common growth management objectives;
 - (2) Council forward the following comments to the City of Toronto:
 - (a) Section 2.2 of the draft Official Plan should place emphasis on a co-operative approach for matters relating to the redevelopment and improvement of the Steeles Avenue Corridor;
 - (b) to reinforce the need to have interregional co-operation, section 5.3.4 of the draft Plan should be strengthened by adding the words "*in partnership with other GTA municipalities*" to policy 1 on page 95;

- (c) Sections 2.1, 2.2 and 2.4 of the draft Official Plan should be amended to ensure transportation and transit infrastructure investments in the City of Toronto support the overall GTA strategy of building a transit-supportive urban structure and reduce auto dependency. Policies should be added or amended that advocate the creation of a GTA wide seamless transit network within an integrated fare structure, and protect the Higher Order Transit Corridors shown on Map 4 of the draft Plan by advocating for the early completion of the required Environmental Assessments;
- (d) transit infrastructure priorities within Toronto should be identified. Priority investments to be undertaken in partnership with neighbouring jurisdictions include the extension of rapid transit lines into the Vaughan Corporate Centre, Markham Centre and north along Yonge Street;
- (e) York Region has specific issues regarding the representation of rapid transit routes on Maps 1, 4 and 5 of the draft Plan (see discussion within Section 4.2.4 of this report). Rapid transit routes that extend into York Region should be linked with those identified in York Region's Official Plan and the Transportation Master Plan;
- (f) proposed alignments for the Morningside Avenue extension need to be shown on Maps 2, 3, and 15 (*Attachment I*);
- (g) the Plan's housing section 3.2.1 should advocate the co-ordination of a GTA-wide approach to increasing levels of homelessness in the GTA;
- (h) Section 2.2 of the Official Plan should emphasize partnership policies for the conservation of water and the reduction of storm and wastewater. Such an approach would reflect Toronto's place in the larger biophysical environment and a commitment to address conservation issues on a watershed basis. From this perspective, the City of Toronto should commit to implementing the recommendations from the ongoing Joint Water Optimization Study;
- (i) Section 3.4 should reinforce the City's commitment to protecting the GTA wide environmentally significant features by working in partnership to secure additional greenlands;

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- (3) this report be forwarded to the City of Toronto, the boundary municipalities of Vaughan, Richmond Hill, and Markham, and all other local municipalities for information; and
- (4) staff request deputant status for the public meeting being held by the City of Toronto on September 24, 2002. *If appropriate, staff submit a letter in place of attending the public meeting in view of the large number of deputations expected to take place.*”;
- communication (September 23, 2002) from Julius De Ruyter, MCIP, RPP, Vice President, PMG Planning Consultants forwarding client’s concerns respecting the Official Plan and the block of land located on the east side of Christie Street, just north of Bloor Street West, and municipally known as 7-17 Christie Street;
 - communication (September 23, 2002) from Elizabeth McLaren, Assistant Deputy Minister, Municipal Services Division, Ministry of Municipal Affairs and Housing supporting the Official Plan;
 - communication (September 23, 2002) from Arnie Cheshire, Spokesman, Quebec/Gothic Concerned Neighbours Association supporting many aspects of the Official Plan and outlining some opposing factors;
 - communication (September 23, 2002) from W. Brent Clarkson, M.A., M.C.I.P., R.R.P., MacNaughton Hermsen Britton Clarkson Planning Limited, Regional & Urban Planning & Resource Development forwarding client’s concerns respecting the Official Plan regarding a 24 acre site located at the southwest corner of Dufferin Avenue and Steeles Avenue;
 - communication (September 23, 2002) from Stephen H. Diamond, McCarthy Tétrault LLP, Barristers & Solicitors providing client’s comments on the Official Plan respecting lands at 1015 Lakeshore Boulevard East;
 - communication (September 23, 2002) from Stephen H. Diamond, McCarthy Tétrault LLP, Barristers & Solicitors providing client’s comments on the Official Plan respecting property at 135 St. Clair Avenue West;
 - communication (September 23, 2002) from Stephen H. Diamond, McCarthy Tétrault LLP, Barristers & Solicitors providing client’s comments on the Official Plan respecting a luxury hotel and residential condominium development on the southeast corner of Bay Street and Adelaide Street;
 - communication (September 23, 2002) from Robert S.W. Campbell forwarding concerns respecting the Official Plan;

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- communication (September 23, 2002) from Michael Gagnon, B.E.S., M.C.I.P., R.P.P., Principal Planner, Gagnon Law Bozzo Urban Planners Ltd. forwarding client's concerns respecting the Official Plan and lands located at 60-80 Park Lawn Road;
- communication (September 23, 2002) from Stephen H. Diamond, McCarthy Tétrault LLP, Barristers & Solicitors providing client's comments on the Official Plan respecting lands at 837 Yonge Street;
- communication (September 22, 2002) from Mary Campbell, Kingsway Park Ratepayers Inc. and Fiona T. Campbell forwarding concerns respecting the Official Plan;
- communication (September 23, 2002) from Michael J. McDonald, B.A., L.L.B., Barrister & Solicitor forwarding concerns respecting the Official Plan and requesting that the Plan be referred back to staff;
- communication (September 24, 2002) from Arlena Hebert, President, Lytton Park Residents' Organization forwarding concerns respecting the Official Plan and noting that the Plan does not protect Toronto's stable residential neighbourhoods, parks and ravines;
- communication (September 23, 2002) from Ted Relph supporting the Official Plan;
- communication (undated) from Mary Todorow, Tenant Advocacy Group forwarding a submission from the Tenant Advocacy Group, entitled "Rental housing policies in the proposed New Official Plan", prepared by Kenn Hale, South Etobicoke Community Legal Services; Elinor Mahoney, Parkdale Community Legal Services; and Mary Todorow, Advocacy Centre for Tenants Ontario, dated September 24, 2002;
- communication (September 20, 2002) from David W. Oleson, TSA, OAA, FRAIC, Oleson Worland Architect supporting the Official Plan;
- communication (undated) from I.B. Nicholas forwarding concerns respecting the Official Plan and requesting the retention of the Finch Secondary Plan;
- communication (September 23, 2002) from Agnes Vermes, Leaside Property Owners Association Incorporated (LPOA) requesting a deferral in adopting the draft plan until the items listed and the points raised in the paper, titled "Toronto's Proposed New Official Plan, Functional Issues", written by George Belza and William Roberts have been addressed;

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- communication (September 23, 2002) from the City Clerk, Race and Ethnic Relations Committee advising that the Race and Ethnic Relations Committee, at its meeting held on September 23, 2002, recommended to the Planning and Transportation Committee that:
 - (1) whereas the draft City of Toronto Official Plan mentions multiculturalism and diversity only on page 3, the issue of cultural diversity should be more emphasized throughout the Official Plan; and
 - (2) whereas participation is not mentioned in the draft City of Toronto Official Plan, the issue of participation should be mentioned throughout the Official Plan, and the following wording from the former City of Toronto Official Plan 1994, Section 1.1.4, be incorporated into the new Official Plan:

"Council will ensure a planning process that is fair, open and accessible to everyone by:

 - (a) emphasizing a neighbourhood approach to planning based on full public participation;
 - (b) encouraging participation across all ethno-cultural and racial groups and by individuals of both genders and all ages and abilities through the provision of appropriate support functions, such as translation and child care services and accessible meeting places and times, and through the establishment of representative community reference groups;
 - (c) making planning regulations as clear and simple as possible in order to produce predictable and consistent outcomes which can be easily understood by everyone; and
 - (d) ensuring that in the normal course of reviewing rezoning and Official Plan Amendment applications it will be Council's practice to hold at least one public meeting in the affected community, in addition to any statutory public hearings required to be held pursuant to the Planning Act"; and
 - (3) Section 3, Public Participation, of the report by Beth Moore Milroy, Marcia Wallace, and steering committee, entitled "Ethnoracial Diversity and Planning Practices in the Greater Toronto Area" and dated July 2001, be forwarded to the Planning and Transportation Committee;

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- communication (September 23, 2002) from Randal Dickie, MCIP, RPP, Senior Project Manager, PMG Planning Consultants forwarding client's concerns respecting the Official Plan regarding frontage on opened public roads, including Steeles Avenue, Tapscott Road, and Passmore Avenue;
- communication (September 23, 2002) from Namby Vithiananthan, Henry Farms Rate Payer opposing the Official Plan;
- communication (September 23, 2002) from Greg Bonser forwarding concerns regarding the Official Plan;
- communication (undated) from the Green Party of Toronto forwarding a summary of some of the ideas that came out of the "Building Blocks: Planning for a Liveable City" workshop, respecting the Official Plan;
- communication (September 24, 2002) from Elyse Allan, President & C.E.O., The Toronto Board of Trade supporting the Official Plan;
- communication (September 24, 2002) from Stephen Wickens supporting Toronto's proposed Official Plan in principle and theory;
- communication (September 22, 2002) from Alex Rosada forwarding comments on the Official Plan;
- communication (September 24, 2002) from Dr. D.J. Misener, President, South of Sheppard Preservation Group (SOS) Inc. forwarding concerns respecting the Official Plan and requesting that it not be adopted without major changes being made based on public submissions;
- communication (September 23, 2002) from Andrew Paton, Q.C. forwarding client's concerns respecting the Official Plan and the area located east of Dufferin Street and north of King Street West, municipally known as 1100 King Street West;
- communication (September 23, 2002) from Andrew Paton, Q.C. forwarding client's concerns respecting the Official Plan and the lands bounded by Dupont Street, Davenport Road, Lansdowne Avenue and the CN Rail Corridor, former City of Toronto;
- communication (September 23, 2002) from George S. Belza, Analogica and William H. Roberts, Barrister & Solicitor forwarding a document, entitled "Toronto's Proposed New Official Plan: Functional Issues and Remedial Modifications", dated September 2002, respecting the Official Plan;

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- communication (undated) from Neil Rodgers, Urban Development Institute of Ontario (UDI/Ontario) supporting the Official Plan;
- communication (undated) from Sheldon Libfeld, President and Jim Murphy, Greater Toronto Home Builders' Association forwarding concerns and amendments to the Official Plan;
- communication (September 24, 2002) from Stephen H. Diamond, McCarthy Tétrault LLP, Barristers & Solicitors providing client's comments on the Official Plan respecting lands at 22 and 24 Wellesley Street East;
- communication (September 24, 2002) from C.J. Tzekas, WeirFoulds LLP, Barristers & Solicitors providing client's comments on the Official Plan respecting an abattoir and meat processing plant at 2 Tecumseth Street;
- communication (September 23, 2002) from Kim M. Kovar, Aird & Berlis LLP, Barristers & Solicitors providing client's comments on the Official Plan respecting the Proposed Secondary Plan for the Railway Lands West;
- communication (September 23, 2002) from Kim M. Kovar, Aird & Berlis LLP, Barristers & Solicitors providing client's comments on the Official Plan respecting changes found in the draft Secondary Plan for the Railway Lands Central;
- communication (September 24, 2002) from Jack Spence commending the City on a job well done in preparing the Official Plan;
- communication (September 23, 2002) from Barry A. Horosko, Bratty and Partners, LLP, Barristers and Solicitors providing client's comments on the Official Plan respecting lands located at 650 Sheppard Avenue East;
- communication (September 23, 2002) from Barry A. Horosko, Bratty and Partners, LLP, Barristers and Solicitors providing client's comments on the Official Plan respecting lands located at 650 Sheppard Avenue East in the City of Toronto (North York);
- communication (September 23, 2002) from John Lovering forwarding concerns respecting the Official Plan and requesting further public consultation;
- communication (September 24, 2002) from Murray H. Chusid, Q.C., Blaney McMurtry LLP, Barristers & Solicitors providing client's comments on the Official Plan respecting lands located at 2277 Sheppard Avenue West;

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- communication (September 24, 2002) from Stephen H. Diamond, McCarthy Tétrault LLP, Barristers & Solicitors providing client's comments on the Official Plan respecting lands municipally known as 600 Fleet Street, located in the Bathurst/Strachan area in the former City of Toronto;
- communication (September 24, 2002) from Stephen H. Diamond, McCarthy Tétrault LLP, Barristers & Solicitors providing client's comments on the Official Plan respecting land municipally known as 18 Yonge Street;
- communication (September 24, 2002) from Stephen H. Diamond, McCarthy Tétrault LLP, Barristers & Solicitors providing client's comments on the Official Plan respecting land located at 640-650 Fleet Street;
- communication (September 24, 2002) from Maureen Gilroy, President, North Riverdale Ratepayers Association forwarding concerns respecting the Official Plan;
- communication (undated) from Janice Etter supporting the Official Plan;
- communication (January 10, 2002) from Mary Fitzpatrick, Senior Vice President, General Counsel & Corporate Secretary, LCBO forwarding concerns respecting the Official Plan, specifically relating to LCBO's immediate need to enhance and enlarge the existing Vintages store as well as its long-term redevelopment plans which are to include a corporate headquarters complex;
- communication (September 24, 2002) from Stephen H. Diamond, McCarthy Tétrault LLP, Barristers & Solicitors providing client's comments on the Official Plan respecting lands municipally known as 230, 232, 234, 236, 238, 240, 242 and 244 Bloor Street and 1 Bedford Road;
- communication (September 24, 2002) from Murray H. Chusid, Q.C., Counsel, Blane McMurtry LLP, Barristers & Solicitors providing client's comments on the Official Plan respecting land at 2277 Sheppard Avenue West;
- communication (September 24, 2002) from Roy Brown forwarding comments respecting the Official Plan and noting that the Plan needs to be reworked in light of public submissions;
- communication (September 24, 2002) from Jeff G. Cowan, WeirFoulds LLP, Barristers & Solicitors providing client's comments on the Official Plan respecting lands located at 55 and 95 Lakeshore Boulevard East;
- communication (September 23, 2002) from Barry A. Horosko, Bratty and Partners, LLP, Barristers & Solicitors providing client's comments on the Official Plan respecting land located at 207 New Toronto Street;

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- communication (September 24, 2002) from Eric E. Parker, President, Lawrence Park – Bayview Property Owners Association forwarding concerns respecting the Official Plan relating to land use designations;
- communication (September 24, 2002) from Michael B. Vaughan, Q.C., Barrister and Solicitor providing client's concerns respecting the Official Plan and lands municipally known as 1968 Bloor Street West;
- communication (September 24, 2002) from James Stewart, Oriole Park Association (OPA) forwarding concerns respecting the Official Plan and requesting that City Council not adopt the proposed new Official Plan until there has been an independent public review of the proposed Secondary (Part II) Plans for Yonge & Eglinton and Yonge & St. Clair;
- communication (September 24, 2002) from Mario Silva, Land Use Planning Officer, Toronto District School Board supporting the Official Plan;
- communication (September 23, 2002) forwarding Hamish Wilson forwarding concerns respecting the Official Plan, specifically air pollution and climate change problems;
- communication (September 24, 2002) from Alan Broadbent, C.M., Chairman and CEO, AVANA Capital Corporation supporting the Official Plan;
- communication (September 24, 2002) from Kevin Wark, Equinox Financial Group supporting the Official Plan;
- communication (September 24, 2002) from Lina Morini supporting the Official Plan to convert Finch Ave. East into mixed use;
- report (September 23, 2002) from the City Solicitor providing advice concerning the drafting of Section 4.1 of the new Official Plan, "Neighbourhoods", and recommending that this report be received for information;
- communication (undated) from Michael Visser forwarding comments regarding the Official Plan and concluding that the Plan be rewritten to include standards for good governance;
- pictures filed by George Belza;
- communication (undated) from Natalie Litwin, Transport 2000 Ontario forwarding comments on the land use policies of the Official Plan and supporting the transportation vision;

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- communication (September 24, 2002) from Gene Zaraska, President, 5795 Yonge St. (1984) Limited forwarding concerns respecting the Official Plan, specifically the lands located at 5795 Yonge Street within the Uptown portion of the North York Secondary Plan;
- communication (undated) from Ann Rowan, President, Toronto Historical Association, and Director, Heritage Toronto forwarding concerns respecting the Official Plan relating to heritage issues;
- communication (September 24, 2002) from M. Noskiewicz, Goodmans LLP, Barristers & Solicitors providing client's comments respecting the Official Plan and lands described under the Railway Lands West Part II Official Plan as Blocks 33 and 37;
- communication (September 24, 2002) from Stephen H. Diamond, McCarthy Tétrault LLP, Barristers & Solicitors providing client's comments on the Official Plan respecting property known as 1929 Bayview Avenue;
- communication (September 24, 2002) from Stephen H. Diamond, McCarthy Tétrault LLP, Barristers & Solicitors providing client's comments on the Official Plan respecting lands municipally known as 500, 561, 619 and 625 Avenue Road and 80, 82, 84 and 86 Oriole Road;
- communication (September 24, 2002) from Stephen H. Diamond, McCarthy Tétrault LLP, Barristers & Solicitors providing client's comments on the Official Plan respecting land municipally known as 267R and 275 Ontario Street, located south of Dundas Street East and north of Shuter Street between Milan Street and Ontario Street;
- communication (September 24, 2002) from Kevin P. Mahoney forwarding concerns and recommendations respecting the Official Plan;
- communication (September 24, 2002) from Cynthia A. MacDougall, McCarthy Tétrault LLP, Barristers & Solicitors providing client's comments on the Official Plan respecting lands municipally at 50 Rosehill Avenue;
- communication (September 23, 2002) from George Dubauskas, Swansea Area Ratepayers Association/Group requesting a copy of all material concerning the Official Plan;
- communication (September 24, 2002) from John Bisanti, B.Tech, Chief Capital Projects Officer, University of Toronto forwarding concerns respecting the Official Plan that affect the St. George Campus and the Scarborough Campus;

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- communication (September 24, 2002) from Bruce H. Engell, WeirFoulds LLP, Barristers & Solicitors providing client's comments on the Official Plan respecting lands municipally known as 115 Commander Blvd.;
- communication (September 24, 2002) Bruce H. Engell, WeirFoulds LLP, Barristers & Solicitors providing client's comments on the Official Plan respecting lands municipally known as 5509 Dundas St. West;
- communication (September 23, 2002) from Julius De Ruyter, MCIP, RPP, Vice President, PMG Planning Consultants providing client's concerns on the Official Plan respecting properties at 2400-2402 Weston Road and 6-16 Humberview Crescent;
- communication (September 17, 2002) from Michael Rosenberg forwarding concerns respecting the Official Plan and recommendations;
- communication (undated) from Margaret Vandenbroucke, Housing Action Now forwarding concerns respecting the Official Plan relating to housing issues;
- communication (undated) from Robert Brown, obo Annex Residents' Association supporting the Official Plan;
- communication (September 24, 2002) from Dan DiLiddo, President, Bay-Cal Group forwarding comments regarding the Official Plan and requesting that the Official Plan designate their area as a key re-development area and not a "neighbourhood";
- communication (September 24, 2002) from David Leinster, Past-President, Ontario Association of Landscape Architects supporting the Official Plan;
- communication (September 24, 2002) from Melody Fata, on behalf of Gerry Hebert, CEO, Janus Flooring Corporation forwarding concerns respecting the Official Plan regarding 21 Research Road;
- communication (undated) from I.B. Nicholas forwarding concerns respecting the Official Plan and requesting the retention of the Finch Secondary Plan;
- communication (September 23, 2002) from Agnes Vermes, Leaside Property Owners Association Incorporated (LPOA) requesting deferral in adopting the Official Plan until their concerns and the points raised in the paper, titled "Toronto's Proposed New Official Plan, Functional Issues", written by George Belza and William Roberts have been addressed;

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- communication (September 24, 2002) from Martin P. Connell, Chair, Board of Directors and Carol Oliver, President and CEO, Toronto Community Foundation for Toronto, for Good supporting the Official Plan;
- communication (September 24, 2002) from Madeleine McDowell forwarding comments respecting the Official Plan and heritage issues;
- communication (undated) from Jessica Fraser, Executive Director, Toronto Theatre Alliance supporting the five policies in 3.5.2 related to Creating a Cultural Capital of the Official Plan;
- communication (undated) from Andy Manahan, Development Promotion Representative, Universal Workers Union, Local 183 supporting the Official Plan;
- communication (undated) from Peter Baker forwarding comments respecting the Official Plan;
- communication (September 24, 2002) from Alex Murray, 1st Vice-President, South Rosedale Ratepayer's Association supporting the Official Plan;
- communication (September 23, 2002) from Guenter Sperling, G S Enterprise forwarding concerns respecting the Official Plan, specifically relating to reducing urban pollution and transportation problems;
- communication (September 24, 2002) from Lumia-Alexandra Heyno (Heijno) forwarding comments on the Official Plan;
- communication (undated) from Malcolm Martini, Immediate Past President, Sherwood Park Residents Association (SPRA) supporting the vision of the Official Plan as outlined and forwarding suggested improvements and concerns;
- communication (undated) from Phona Swarbrick supporting the Official Plan;
- communication (undated) from Betsey Kikuchi, obo Avenue Road Eglinton Community Association forwarding concerns respecting the Official Plan and requesting deferral until the essential tasks noted therein have been completed;
- communication (September 24, 2002) from Anne E. McConnell, Vice-President, for Edithvale-Yonge Community Association forwarding concerns and recommendations regarding the Official Plan;
- communication (undated) Anne Brooke forwarding concerns respecting the Official Plan;

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- communication (undated) from George Teichman forwarding concerns respecting the Official Plan and how it affects the neighbourhoods of Yonge-Eglinton and North York Centre;
- communication (undated) from Pitman Patterson, Borden, Lodner and Gervais, obo Anglican Diocese of Toronto forwarding concerns respecting the Official Plan, especially secondary plans and development;
- communication (undated) from Margaret Casey, Vice-Chair, Don Watershed Regeneration Council forwarding concerns respecting the Official Plan, especially relating to protection and regeneration of the natural environment and the open space system;
- communication (undated) from Terry Mills forwarding concerns respecting the Official Plan;
- communication (undated) from Julie Beddoes, Secretary, Gooderham & Worts Neighbourhood Association supporting the Official Plan;
- communication (September 24, 2002) from Joe Lobko, Chair, Toronto Society of Architects supporting the Official Plan;
- communication (undated) from Stuart Reid, Architectural Glass/Glass Architecture forwarding goals and objectives regarding the Official Plan;
- communication (undated) from Brian Maguire, Secretary, North Hill District Home Owners' Association forwarding concerns respecting the Official Plan relating to infrastructure, heights and by-laws, secondary plans, public transit, etc;
- communication (September 24, 2002) from Gisela and Mark Van Steen opposing the Official Plan;
- communication (September 24, 2002) from Elizabeth Fenzl supporting the Official Plan;
- communication (September 24, 2002) from Daniel Li-Chee-Ming supporting the Official Plan to allow mixed use on the Avenues;
- communication (September 23, 2002) from Terry Mandell, President & CEO, Ontario Restaurant, Hotel & Motel Association (ORHMA) forwarding concerns respecting the Official Plan, especially identification of commercial development opportunities and drive-through facilities;

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- communication (September 24, 2002) from Mino Shakibaei, Mayam Schakibaei and Abbas Esmaeili forwarding concerns respecting the Official Plan in relation to the neighbouring area north-east of Sheppard Avenue East and Wilfred Avenue and its relation to their property and neighbourhood;
- communication (September 21, 2002) from Susan Woodruff and Dorothy Walker opposing the Official Plan for the City of Toronto and repeal of the Official Plans for the former Municipalities of Metropolitan Toronto, East York, Etobicoke, North York, Scarborough, Toronto, and York;
- communication (September 23, 2002) from Peter F. Smith, MCIP, RPP, Bousfield, Dale-Harris, Cutler & Smith Inc., Consulting Town Planners forwarding comments respecting the Official Plan relating to the Newtonbrook Plaza lands at 5799-5915 Yonge Street;
- communication (September 22, 2002) from B. Gilbert forwarding concerns respecting the Official Plan and supporting the points raised in the letter of August 12, 2002 from Mr. George S. Belza and Mr. William N. Roberts, and the Toronto Star article on page A1/A7 from reporter Paul Moloney about "Vague City Plan Neighbourhoods Worried";
- communication (September 19, 2002) from Mary Ann Cross opposing the Official Plan as it exists;
- communication (September 23, 2002) from Victoria A. Masnyk, President, Swansea Area Ratepayers' Association, Swansea Area Ratepayers Group forwarding concerns respecting the Official Plan and supporting the report, "Toronto's Proposed New Official Plan - Functional Issues", authored by George S. Belza and William H. Roberts;
- communication (September 23, 2002) from Frances Lankin, President and CEO, United Way of Greater Toronto supporting the Official Plan;
- communication (September 25, 2002) from Art McIlwain, President, Urquhart Consortium Inc. supporting the Official Plan with respect to Union Station and requesting the Committee to recommend changes that deal with the important matters raised by the public;
- communication (undated) from Brad Butt, Executive Director, Greater Toronto Apartment Association forwarding concerns respecting Section 3.2.1 regarding housing matters of the Official Plan;
- communication (September 25, 2002) from Michael Rosenberg forwarding concerns and recommendations regarding mixed use and secondary plans respecting the Official Plan;

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Paul Bedford, Chief Planner, gave a presentation on the Official Plan and Mayor Lastman followed with remarks.

The Planning and Transportation Committee reports having held a statutory public meeting on September 24, 2002 and advises that appropriate notice of this meeting was given in accordance with The Planning Act and the regulations thereunder and the following persons addressed the Committee:

September 24, 2002:

- David Crombie, President, Canadian Urban Institute, spoke in support of the proposed Official Plan and stated it provided growth and stability. Mr. Crombie stated the Plan was timely and urged the Committee not to delay in adopting it;
- Richard C. Ducharme, Chief General Manager, Toronto Transit Commission stated that land use and transit are related and that proper densities at key locations are important. Mr. Ducharme spoke in support of a surface transit network and stated that the proposed Official Plan will be of value to the TTC because it supported TTC initiatives;
- Neil Rodgers, Urban Development Institute expressed his general support for the vision of the proposed Official Plan. He stated he would support a time limited opportunity for further consultation as he remained concerned with respect to a number of the proposed implementation policies;
- Scott Burns, Urban Development Institute, expressed concerns and issues he had with respect to implementation of the proposed Official Plan. He stated that the mapping in the new draft Official Plan was very detailed and that there were no major policies for changing districts;
- Sheldon Libfeld, President, Greater Toronto Home Builders' Association stated that the proposed Official Plan was visionary, pointed to the right direction, and was flexible. He requested staff to respond to the concerns and suggestions contained in his communication. Sheldon Libfeld was accompanied by Jim Murphy who responded to the questions asked by Committee members;
- Elyse Allan, Toronto Board of Trade, stated that the new draft Official Plan represented a shared vision, defined principles and provided a road map and that the Plan supported by the Secondary Plans would serve the City well. Ms. Allan encouraged Committee members to approve the draft Official Plan for the reasons stated in her communication;
- Jane Jacobs spoke in support of the new draft Official Plan and urged City Council to adopt it. Ms. Jacobs outlined the reasons why the current Plan should not remain in place and why the new draft Official Plan was better. Ms. Jacobs indicated that density should be increased where it will be viable. Transit needs to be in the right place and there is a need to have human beings in the community;

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- Adrian Blackwell, Planning Action, stated that a wide range of perspectives are not represented in the draft Official Plan. She expressed concerns regarding intensification of dense areas, social inequities, undermining of regulations, and a simplified process resulting in elimination of democracy. Adrian Blackwell was accompanied by Susannah Bunce who answered questions from Committee members;
- Greg Bonser talked about increasing the democratic process and stated that citizens are not involved on an ongoing basis. He also requested that new policies be put in the proposed new Official Plan which encourage co-operation between developers and the community, recognize optimum density and that a policy on large industry sites be developed including the placement of sustainability in the policy rather than being a side bar,
- Janice Etter indicated her support for the new Official Plan and stated that it is a work in progress. She stated cities that work are places where everyone's basic needs are met and there is care for the vulnerable. She indicated that many changes have been made to the new Official Plan since last Spring;
- Dalton Shipway showed a slide presentation and urged the Committee to support the Official Plan. He urged the Committee to strengthen the visionary language in order to protect water quality and water related issues;
- Michael Opara stated that he needed more time to formulate a response to the new draft Official Plan. He expressed concerns that the new plan is deficient in numerous areas and dezones the City. Mr. Opara requested that the plan be placed as a question on the ballot at the next municipal election;
- William Roberts stated that more work is required on the new draft Official Plan and the City should make sure that sufficient time is devoted to it. Mr. Roberts expressed various concerns including the lack of the term "rezoning" in the new official plan, the goal of achieving stability, open space areas, cemeteries and crematoriums;
- George Milbrandt stated that residents should be given a fair hearing and that more work needed to be done. He urged the Committee not to adopt the new Official Plan until the concerns outlined in his communication and the functional and procedural issues outlined in George Belza's submission have been addressed;
- Barbara Hall stated that she supports the vision of the new draft Official Plan but that it lacked depth and scope. She stated that she viewed the new draft Official Plan as a starting point not an end point. Ms. Hall spoke in support of transit and affordable housing and stated that residents concerns must be address if the plan is to achieve acceptance;
- Jason Stewart expressed his support for the goals in the new draft Official Plan but that further work was required to address various concerns.. He stated it was important for

- the Plan to be clear and well enforced rules were important so as to reduce recourse to the Ontario Municipal Board and reduce uncertainty for residents and developers;
- Michael Visser expressed concerns with the new draft Official Plan and stated that it should try to emulate the top ten Cities in the world. He stated that the new plan needed to be supported by clear rules and not be ambiguous and requested it be referred back for revision;
 - George Belza indicated his support of the vision of the new draft Official Plan but stated that he had concerns with the realization of the vision. He stated that the suggestions contained in his communication would resolve many of the concerns;
 - Alan Burke, President, East Beach Community Association (EBCA) stated that he was happy with the Ravine Density Calculation but he had concerns about various issues including the Scarborough Transportation Corridor, the lack of long term affordable housing, policies related to arterial roads and expressed the need for consultation with residents and community associations where they exist;
 - Matthias Schlaepfer indicated support of the new draft Official Plan's ends but not its means. She stated that the future of secondary plans has been undermined and that all secondary plans needed to be reviewed on a case by case basis and that the review of related plans should be done before the new draft Official Plan is adopted;
 - Kathryn Scharf, Chair, Toronto Food Policy Council, expressed her support of the new draft Official Plan and spoke about food and food issues and the need for the plan to not rely solely on market forces;
 - Julie Beddoes, Gooderham & Worts Neighbourhood Association stated that she supported the principles in both the new draft Official Plan and the staff report. She congratulated staff on the amendments and recommended that Council approve the Plan with the amendments;
 - Ann Rowan, President, Toronto Historical Association stated that she was pleased that Heritage has been incorporated into the new draft Official Plan as policies. She requested an additional statement be added in the new draft Official Plan that significant heritage resources must be preserved;
 - Alysson Storey indicated her support of the vision of the new Official Plan and stated that she is committed to making the new draft Official Plan a reality. Ms. Storey suggested some initiatives that would help to achieve that vision;
 - David Vallance, Confederation of Residents and Ratepayers Association, expressed his support of the vision of the new draft Official Plan, however, he stated he agreed with the

submissions made by George S. Belza and William H. Roberts. Mr. Vallance indicated that the City needs to also look at how it can grow economically;

- Michael Rosenberg spoke about the need to plan for growth not encourage growth. He urged the Committee to use the term “mixed use neighbourhood” not just “mixed use” in the Official Plan and to adopt the suggestions in his communication;
- Janice Merson, President, Summerhill Residents Association spoke about the concerns she had which included the need to have sunshine to encourage pedestrian use. She stated that the new draft Official Plan lacks effective delivery mechanisms which need to be addressed;
- Arnie Cheshire, Concerned Neighbours Association Quebec Gothic, spoke about 20 Gothic Avenue and stated that the designation had been changed from “Open Space” to “Apartment Neighbourhood” and that he is aware of other instances where this had happened. He expressed his opposition to this change in designation;
- Lela Gary, Air Pollution Coalition of Ontario, expressed her concerns and stated that the vision was ambitious. In her view the new draft Official Plan dehumanized streets and there was no strategy to discourage automobiles in order for public transit to prevail;
- Gail Mentlik showed some photographs and expressed her views on the rezoning of Lawrence Avenue West between the Allen Expressway and the south side of Bathurst Street and requested that her street be zoned as “mixed commercial use” instead of “residential”;
- Faye Lyons, Municipal Affairs Specialist, CAA Central Ontario stated that a balanced transportation system is needed and that transportation needs are best served by car. She indicated that she supported a strong transportation network and well maintained roads;
- Jake Peters talked out the quality of life for ordinary citizens and that great cities have good transportation systems and that improvements are required to the TTC. Concerns were expressed that accessible public art was not available. He also stated that some cities have escalators which activate on request and the City may want to look into that;
- Eric Parker, Lawrence Park Bayview Property Owners Association, expressed his concern that the definition of neighbourhoods is far too broad and that there should be more land use designations, including a separate one for single family neighbourhoods. He spoke in support of the Midtown Community Council’s recommendations and requested all viewpoints should be fully considered and that the adoption of the new Official Plan not be rushed into;
- Phillip Dufresne, President, Houselink Community Homes, supported the provision of affordable housing in the new Official Plan and urged the Committee to adopt a plan

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- which includes specific targets. He stated the new Official Plan should contain permanent housing solutions including supportive housing for the mentally challenged;
- Linda Chamberlain, Director, Supportive Housing Coalition, stated that the new Official Plan needs affordable housing for people with mental illnesses. She stated there is a need to make sure there is enough housing for everyone, including the poor, physically challenged, and those with mental illnesses;
 - Peter Lye, The Dream Team, spoke in support of public transit. He stated that policies for supportive housing need to be spelled out in the new Official Plan and that independent living needs to be actively encouraged;
 - Wilfrid Walker, Board Member, for Transport 2002 Ontario requested a secondary plan or an amendment to the new Official Plan to designate and protect specific rights of way for public transportation. Concerns were also expressed regarding Union Station and future uses for the Weston railway corridor;
 - Jessica Fraser, Executive Director, Toronto Theatre Alliance, spoke in support of the five policies in Section 3.5.2 of the new Official Plan related to Creating a Cultural Capital. She urged the Committee to help make Toronto distinct so that it offers a vibrant cultural life for the citizens of Toronto and to promote it to the world;
 - Fiona Nelson expressed the hope that the new Official Plan is approved by Council and expressed the importance for the Plan to highlight children. She stated it is important to plan for safe green space for children and to end air pollution. Ms. Nelson requested the Committee to include the Children's Charter into the new Official Plan;
 - Dan Di Liddo, Bay-Cal Group, requested that the new Official Plan be changed to identify his area as a key redevelopment area rather than a neighbourhood. Mr. Liddo's requests are outlined in his communication dated September 24, 2002;
 - Andy Manahan, Development Promotion Representative, Universal Workers Union, Local 183, stated that the new Official Plan reflected a realistic vision of what must be done to accommodate the growth. Mr. Manahan provided the Committee with an overview of the comments contained in his communication;
 - Peter Baker spoke about three principles which he believed should be part of the implementation strategy of the new Official Plan. He stated that the principles, as outlined in his communication dated September 24, 2002, were critical and if they are not made part of the Plan, then the plan should not be supported;
 - Alex Murray indicated his support of the new Official Plan and urged the Planning and Transportation Committee to do the same;

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- Louis Koutzaris commented on the Highland Creek Secondary Plan and requested that the “avenue” designation be extended to the bridge along Kinston Road and that the density limits abutting Kingston Road be eliminated;
- Paul Azzarello, Harvey Kalles Real Estate requested that a new policy area be developed for properties at 113, 117, 119 and 135 Vanderhoof Avenue and 20-26 Research Road as set out in his communication dated September 23, 2002;
- Shirley Bush stated that the new Official Plan does not protect neighbourhoods and it is out of touch with citizens needs. Ms. Bush spoke about the need for a specific plan which recognized the need to listen to people, auto free zones and quality of life;
- Kenn Hale, Tenant Advocacy Group, spoke about the need to preserve existing rental housing, protect more rental buildings and emphasize the role of non-profit and co-op housing sectors, the need to prevent landlords from avoiding regulations and the changes necessary to the definition of “rental housing” and “social housing” as set out in his communication dated September 24, 2002;
- Ellen Greenwood, Moore Park Residents Association, expressed her concerns with the draft Official Plan. She stated that both the process and Plan were inadequate and lacked a framework and that there is a need for a clear framework and clear rules as outlined in her submission;
- Jim Misener, President, South of Sheppard (SOS) Preservation Group Inc. referred to the area south of Sheppard and west of Bayview and requested that the neighbourhood remain stable and that it be left as residential. Mr. Misener indicated he supported the Official Plan with the Sheppard Corridor Secondary Plan;
- Lumia Alexandra Heyno read out her communication regarding audible traffic (pedestrian) signals;
- Margaret Vandenbroucke, Housing Action Now, stated that the new Official Plan raises concerns about the definition of affordable housing. She recommended that the definition be based on no more than 30% of income including utilities being spent on housing and urged protection of all rental housing;
- Guenter Sperling spoke about reducing urban pollution and transportation problems and read out the suggestions contained in his submission;
- Kevin Currie expressed his comments regarding the air we breathe, car pollution, and trees being removed. He urged the Committee to request that re-forestation of existing neighbourhoods be highlighted in the new draft Official Plan including a vision of the central waterfront. He stated there needs to be better communication with the community;

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- Rhona Swarbrick stated she supported the new Draft Official Plan because it provided a foundation to work together co-operatively;
- Betsy Kikuchi expressed concerns with the new Official Plan. She stated that the Plan needed predictability about development and clear rules that are enforced. Ms. Kikuchi requested that the adoption of the new Official Plan be delayed until the public reviews outlined in her communication have been carried out;
- Michael Kainer, President, Palmerston Area Residents Association expressed his concern that there is less protection for Avenues in the new Draft Official Plan and that this might result in undesirable development. He stated that College Street should be the first of the Avenues to have a study and spoke in support of the Toronto East York Community Council's recommendations;
- Anne McConnell stated that she supported the vision of the new Official Plan but critical changes were required to the Plan. She stated that the existing Finch Avenue Secondary Plan should be maintained;
- Anne Brooke expressed her concerns that there was not enough information in the new draft Official Plan to carry it out. She stated that it was only visionary and could not be enforced;
- David Donnelly, Legal Director, Environmental Defence Canada, expressed qualified support for the new draft Official Plan and said that the Plan had deficiencies. He commented on how some cities have tolls on cars, and expressed the need for a prohibition on all parking spaces in the city and the need for ecological criteria with a 30 m setback, preservation of aboriginal archaeological resources, and watersheds;
- George Teichman expressed concern that the new Official Plan provided more protection to the residents of the Sheppard Node by supplying detailed policies. He stated that residents of the Yonge/Eglinton node have no such protection and that this was unequitable;
- Kathy McBey; spoke in support of including the Central Finch Secondary Plan in the new Official Plan. She stated that the Central Finch Secondary Plan has worked well, applications over the last ten years conform to the Secondary Plan, and that there have been no more than a couple of appeals to the OMB;
- David Leinster, Ontario Association of Landscape Architects, stated that he supported the goals and vision of the new Official Plan and recommended that it be endorsed and adopted. He further stated that the Plan gives a vision to guide growth, how growth will occur and it is environmentally sound;

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- Ian Graham, President, Urban Intelligence, spoke in support of the new Official Plan and stated that staff should be commended;
- Pitman Patterson, Borden Ladner & Gervais, obo Toronto Diocese of the Anglican Church expressed the concern that none of the Principles in the new draft Official Plan express the importance of the spiritual life, no recognition of the role of churches and the social goals. There is no policy to retain places of worship;
- Margaret Casey, Vice Chair, Don Watershed Regeneration Council spoke about the need for the new draft Official Plan to have strong policies on protection and regeneration of the natural environment and the open space system.;
- Adrian Litavski, Kentridge Johnston Ltd., obo Kraft Canada Inc. stated that the new draft Official Plan does not provide the same level of protection as the current plan.. Mr. Latavski requested an amendment to the Official Plan to allow the developments mentioned in his letter;
- Terry Mills spoke about the need to incorporate the comments contained in his communication into the new Official Plan. He requested the Committee to recommend to Council that they ensure the development of the vision, before enacting the plan;
- Joe Lobko, obo Toronto Society of Architects, spoke in support of the new Official Plan. He stated that this was not the end of the process just the beginning and that the plan was a creative vision and encouraged its endorsement to create a beautiful city;
- Lois James, indicated support for the new draft Official Plan and requested the urban design group to report on urban design in relation to streetscapes, ravines and scenic areas;
- Malcolm Martini, Sherwood Park Residents Association, indicated support for the vision of the new Official Plan and stated that it was correct in its assumptions. He indicated the Plan had its weaknesses and commented on secondary plans, height of buildings with respect to avenues, section 37 and inadequate consultation and the need for the City to allocate staff resources;
- Stuart Reid, indicated his support for the new Official Plan and stated that refinements can take place. Mr. Reid showed some slides of different possibilities that could be considered; and
- Brian Maguire, filed a submission and expressed the concerns contained in his communication.

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- Brad Butt, Greater Toronto Apartment Association, congratulated the Chief Planner and his staff and stated that he supported much of the report. Mr. Butt requested that through future deliberations policies be reworded to make them re-development friendly and requested the City to ensure that the new Official Plan allows for sufficient flexibility to achieve its goals;
- Hamish Wilson, stated that there were some good things about the new Official Plan but that there were also deficiencies. Mr. Wilson offered his comments on transit, bike plan targets, energy conservation and the need to retain, renovate and repair, not demolish. He stated that the year 2010 should be the target not 2030;
- Joe Gill, Friends of Fort York, urged members of the Committee to make a passionate appeal to Council to approve the plan unanimously; and
- Art McIlwain, Urquhart Consortium Inc. spoke in support of the Official Plan with respect to Union Station and requested the Committee to recommend changes that deal with the important matters raised by the public.

On motion by Mayor Lastman the Planning and Transportation Committee, based on the findings of fact and recommendations contained in the Toronto Official Plan dated May 2002, and the report (September 16, 2002) from the Commissioner of Urban Development Services, recommended to City Council that:

- (1) the Toronto Official Plan, dated May 2002, be adopted subject to:
 - (a) incorporating the revisions outlined in Appendices 1, 2, 3 and 4 of the report (September 16, 2002) from the Commissioner of Urban Development Services;
 - (b) amending the Policy in Section 5.2.1. "Secondary Plans: Policies for Local Growth Opportunities", on Page 89 of the Plan, by:
 - (i) amending the first sentence of Policy No. 2 by adding the words: "in consultation with the community" after the words "should be prepared";

- (ii) amending Policy No. 2(d) by adding the words: “identified by Committees of Council” after the words “selected Avenues”;
- (iii) adding the following additional point (g) to Policy No. 4.:
 - “(g) that where a Secondary Plan area contains an established neighbourhood or neighbourhoods, new development must respect and reinforce the existing physical character and promote the stability of established neighbourhoods;” and
- (iv) amending Policy No. 5 by adding at the end the words: “All notice and appeal provisions of the Planning Act are applicable to such by-laws.”;

so that the Policies in Section 5.2.1., as amended, now read:

- “(1) Secondary Plans will set the stage for reurbanization of a defined area to stimulate and guide development in keeping with the Plan's objectives.
- (2) Secondary Plans should be prepared, in consultation with the community, for areas demonstrating one or more of the following characteristics:
 - a) large tracts of vacant or underutilized land which would benefit from comprehensive planning to enable suitable development or redevelopment;
 - b) areas targeted for major public or private investment;
 - c) areas where development is occurring, or proposed, at a scale, intensity or character which necessitates reconsideration or reconfiguration of local streets, block plans, public works, open space or other public services or facilities; and
 - d) other growth areas as identified in provisions of this Plan, such as Centres, selected Avenues, identified by Committees of Council, and Regeneration Areas.
- (3) Secondary Plans will promote a desired type and form of physical development resulting in highly functional and attractive communities and

plan for an appropriate transition in scale and activity between neighbouring districts.

(4) City-building objectives for Secondary Planning areas will identify or indicate the following:

- a) overall capacity for development in the area, including anticipated population;
- b) opportunities or constraints posed by unique environmental, economic, heritage, cultural and other features or characteristics;
- c) affordable housing objectives;
- d) land use policies for development, redevelopment, intensification and/or infilling;
- e) urban design objectives, guidelines and parameters; and
- f) necessary infrastructure investment with respect to any aspect of: transportation services, environmental services, community and social facilities, cultural, entertainment and tourism facilities, pedestrian systems, parks and recreation services, or other local or municipal services; and
- g) that where a Secondary Plan area contains an established neighbourhood or neighbourhoods, new development must respect and reinforce the existing physical character and promote the stability of established neighbourhoods.

(5) An implementing zoning by-law and/or development permit by-law will be prepared concurrently for new Secondary Plans and for existing Secondary Plan areas that do not currently have an associated implementing zoning by-law. All notice and appeal provisions of the Planning Act are applicable to such by-laws.”

(c) (on motion by Councillor McConnell) amending Chapter 1 of the Plan titled “Making Choices” by:

(i) amending the 9th bullet on Page 2 by adding at the end the words: “that creates and sustains well-paid, stable, safe and fulfilling employment opportunities for all citizens”, so as to read:

- “a strong and competitive economy with a vital downtown that creates and sustains well-paid, stable, safe and fulfilling employment opportunities for all citizens”;

(ii) amending the 4th bullet point on Page 3 by adding at the end the words: “that creates and sustains well-paid, stable, safe and fulfilling employment opportunities for all citizens”, so as to read:

- “a variety of jobs are available to people with a range of education and abilities that creates and sustains well-paid, stable, safe and fulfilling employment opportunities for all citizens;”;
- (d) (on motion by Councillor McConnell) amending Chapter 2 of the Plan, titled “Shaping the City” by:
- (i) amending the Policies in Sub-section 2.1 “Building a more Livable Urban Region” by:
 - (a) adding to the end of Policy No. 1(j) on Page 9, the words “and creates and sustains well-paid, stable, safe and fulfilling employment opportunities for all citizens;”, so as to read:
 - “1(j) improves the competitive position of the Toronto regional economy internationally and creates and sustains well-paid, stable, safe and fulfilling employment opportunities for all citizens;”;
 - (b) amending the Policies in Sub-section 2.2.4 “Employment Districts: Supporting Business and Employment Growth”, by adding the additional point 1(g):
 - “1(g) create and sustain well-paid, stable, safe and fulfilling employment opportunities for all citizens.”
- (e) (on motion by Councillor McConnell) amending Chapter 3 of the Plan titled “Building a Successful City” by:
- (i) amending Policy No. 1 on page 34 by adding the words “and construction” after the words “Quality architectural landscape and urban design”, and adding an additional 1(d), so as to read:
 - “1. Quality architectural, landscape and urban design and construction will be promoted by:
 - a) committing the funds necessary to create and maintain high quality public buildings, structures, streetscapes and parks that reflect the broad objectives of this Plan;
 - b) using design competitions to seek design excellence and promote public interest in design quality for public works;

- c) ensuring new development enhances the quality of the public realm; and
 - d) encouraging the use of skilled professionals in the design and construction process.”; and
- (ii) amending Policy No. 5 of Sub-section 3.2.1. Housing on Page 45, by deleting the words “seven or more rental units” and adding the words “six or more rental units”, and adding an additional Policy No. 5(c), so as to read:
 - “5. Significant new development on sites containing six or more rental units, where existing rental units will be kept in the new development, will secure for as long as possible:
 - (a) the existing rental housing units, with either affordable or mid-range rents, as rental housing;
 - (b) any needed improvements and renovations to the existing rental housing with no pass-through of such costs in the rents to the tenants; and
 - (c) with priority given to non-profit and co-op housing.”;
- (f) (on motion by Councillor McConnell) amending Chapter 4 of the Plan titled “Land Use Designations” by:
 - (i) amending Policy No. 2(b) of Sub-section 4.5 “Mixed Use Areas” on Page 72 by adding to the end the words “and create and sustain well-paid, stable, safe and fulfilling employment opportunities for all citizens”, so as to read:
 - “2(b) provide new jobs and homes for Toronto’s growing population on underutilized lands in Downtown, the Central Waterfront, Centres, Avenues and other lands designed Mixed use Areas, and create and sustain well-paid, stable, safe and fulfilling employment opportunities for all citizens;”;
 - (ii) amending Policy No. 1(b) of Sub-section 4.7 “Regeneration Areas” on Page 75 by adding at the end the words “and create and sustain well-paid, stable, safe and fulfilling employment opportunities for all citizens”, so as to read:

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- “1(b) create new jobs and homes that use existing roads, transit, sewers, social services and other infrastructure and create and sustain well-paid, stable, safe and fulfilling employment opportunities for all citizens;”;
- (g) (on motion by Councillor McConnell) amending Policy 1(d) of Sub-Section 5.3.4. “Leadership and Advocacy” on Page 95 in Chapter 5 of the Plan titled “Implementation: Making Things Happen”, by adding the word “labour” after the words “business sector” so as to read:
- “1(d) seek partnerships with other levels of government, the business sector, labour and non-governmental and community organizations.”;
- (2) (on motion by Mayor Lastman) the existing Official Plans and in-force amendments thereto, including the Secondary Plans for the former cities of Toronto, Scarborough, North York, Etobicoke and York, the former Borough of East York and the former Municipality of Metropolitan Toronto, be repealed;
- (3) (on motion by Councillor Altobello) the Chair of the Planning and Transportation Committee, the Commissioner of Urban Development Services and appropriate City staff be authorized to meet with the Chair of the Ontario Municipal Board and the Minister of Municipal Affairs and Housing to ensure that both bodies have a full understanding of the Official Plan structure and planning focus ; and
- (4) (on motion by Councillor Flint) staff of Urban Development Services be requested to continue to meet with representatives from the Don Mills Residents’ Association Inc. to discuss the Don Mills Secondary Plan and resolve any outstanding differences or concerns.

The Planning and Transportation Committee also:

- (1) (on motion by Councillor McConnell) expressed its appreciation to the Chief Planner and his staff for their hard work in developing the new City of Toronto Official Plan;
- (2) requested the Chief Planner to:
- (a) (on motion by Mayor Lastman as amended by Councillor Altobello) meet with Councillors and report directly to City Council on October 29, 2002 on any concerns expressed by the deputants at the statutory public hearing held by Planning and Transportation Committee on September 24, 2002;

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- (b) (on motion by Councillor Flint) report directly to City Council for its meeting on October 29, 2002, on the recommendations of the various Community Councils;
- (3) (on motion by Councillor Altobello) requested the City Solicitor to report directly to City Council on October 29, 2002 on any legal issues arising out of the report titled "Toronto's Proposed New Official Plan: Functional Issues and Remedial Modifications", prepared by George Belza and William H. Roberts dated September 2002 and appended to their communication (September 23, 2002), giving specific regard to Recommendation 23 of the report;
- (4) requested the Commissioner of Urban Development Services to report directly to Council for its meeting on October 29, 2002 on:
 - (a) (on motion by Councillor Flint) the possibilities and costs of refining Land Use Maps 9, 11 and 16 of the Plan and including street names;
 - (b) (on motion by Councillor Berardinetti) the implications of any future amendments to the new Official Plan and how best to communicate City Council's desire regarding these amendments to the Ontario Municipal Board; and
 - (c) (on motion by Councillor Berardinetti) the issue of floodplains;
- (5) (on motion by Councillor McConnell) referred the recommendations of the Race and Ethnic Relations Committee as contained in the report (September 23, 2002) from the City Clerk, Race and Ethnic Relations Committee together with the suggestions proposed by Councillor Jones, Water Advocate as outlined in her report (September 24, 2002), to the Commissioner of Urban Development Services with a request that the Commissioner instruct her staff to meet with Councillors Shaw and Jones in this regard and report directly to City Council for its meeting on October 29, 2002;
- (6) requested the following reports be submitted to the Policy and Finance Committee:
 - (a) (on motion by Councillor Disero) the Chief Administrative Officer and the Chief Financial Officer to report on comments made by deputants with respect to funding infrastructure within the context of the new Official Plan;
 - (b) (on motion by Councillor Disero) the Chief Financial Officer to report on a transit development charge by-law for new developments with funds raised from the charge to be placed in a reserve account for transit purposes only; and
 - (c) (on motion by Councillor Rae) the Commissioner of Urban Development Services, in conjunction with the Chief Financial Officer and the Toronto Transit Commission, report on estimated cost to construct the long-term transit

infrastructure as outlined on Map 4 “Higher Order Transit Corridors” and Map 4 “Surface Transit Priority Network”, in the Plan; and

- (7) requested the Commissioner of Urban Development Services to report to the Planning and Transportation Committee on:
 - (a) (on motion by Councillor Rae) further options such as caps to control development in Avenues and other areas where the transportation infrastructure becomes overloaded and improvements do not keep pace with the infrastructure envisioned in the new Official Plan; and
 - (b) criteria for Avenue studies.
- (8) (on motion by Councillor Flint) requested each member of Council to carefully examine the Land Use Maps contained in the Toronto Official Plan to ensure they are comfortable with the designations in which they have the most expertise;

The meeting recessed at 11:15 p.m. on September 24, 2002, reconvened at 9:30 a.m. on September 25, 2002, and adjourned at 10:55 a.m. on September 25, 2002.

Chair