

THE CITY OF TORONTO

Clerk's Division

Minutes of the Planning and Transportation Committee

Meeting No. 4

Friday, April 4, 2003

The Planning and Transportation Committee met on April 4, 2003, in Council Chamber, City Hall, Toronto, commencing at 9:30 a.m.

Councillor	9:30 a.m.
Councillor Gerry Altobello, Chair	X
Councillor Pam McConnell, Vice-Chair	X
Councillor Lorenzo Berardinetti	X
Councillor Betty Disero	-
Councillor Joanne Flint	X
Councillor Peter Milczyn	X
Councillor Howard Moscoe	X
Councillor Kyle Rae	X

Declarations of Interest Pursuant to the Municipal Conflict of Interest Act

None declared.

4.1 Further Consolidated Report - Central Waterfront Secondary Plan "Making Waves", the Proposed Secondary Plan for the Central Waterfront (Parkdale-High Park, Trinity-Spadina, Toronto Centre-Rosedale, Broadview-Greenwood, Toronto-Danforth, Beaches-East York, Wards 14, 19, 20, 28, 30, 32)

The Chair advised:

“If a person or public body that files a notice of an appeal of a decision of City Council in respect of the proposed official plan amendment does not make oral submissions at this public meeting or make written submissions to the City Clerk before the proposed amendment is adopted, the Ontario Municipal Board may dismiss all or part of the appeal”

The Planning and Transportation Committee gave consideration to a report (March 12, 2003) from the Commissioner of Urban Development Services responding to the motions made at the January 13, 2003, Planning and Transportation Committee meeting and recommending that:

- (1) the proposed Secondary Plan for the Central Waterfront “Making Waves” as attached as Appendix A with the accompanying maps be adopted as an amendment to the existing Official Plan for the former City of Toronto;
- (2) Council request the appropriate civic officials to take the necessary actions to modify the new City of Toronto Official Plan adopted by Council on November 26, 27, and 28, 2002, to reflect any changes resulting from the adoption of the Secondary Plan for the Central Waterfront; and
- (3) Council direct all City Departments, Agencies, Boards, Commissions and other related bodies owning, or managing land within the Central Waterfront Area to continue to manage their land holdings within the Central Waterfront in a manner which is consistent with the policies of the Secondary Plan.

The Committee also had before it the following material:

- revised page 3 of the report (March 12, 2003) from the Commissioner, Urban Development Services - revision is to the second line of the second paragraph item (iii) and is noted in bold font;
- report (January 8, 2003) from Commissioner of Urban Development Services responding to the motions made at the December 12, 2002, Planning and Transportation Committee meeting and recommending that:
 - (1) the Revised “Making Waves”, the Proposed Secondary Plan for the Central Waterfront (see Appendix A) with the accompanying maps be adopted; and
 - (2) Council request the Minister of Municipal Affairs and Housing to make the requisite modifications to the new City of Toronto Official Plan adopted by Council on November 26, 27, and 28, 2002, to reflect the aforementioned changes to the Secondary Plan for the Central Waterfront;
- report (January 8, 2003) from the Commissioner of Economic Development, Culture and Tourism responding to several motions respecting parks and recreation facilities in the Central Waterfront Secondary Plan that arose at the December 12, 2002 meeting of the Planning and Transportation Committee and recommending that this report be received for information;

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- report (December 6, 2002) from the Commissioner of Urban Development Services outlining the results of the public consultation process, addressing the issue of the development of a sports complex within the Central Waterfront Secondary Plan Area, as well as outlining certain minor changes to the mapping for the Secondary Plan arising from further consultation with City Departments, the Toronto Waterfront Revitalization Corporation (TWRC) and outside agencies, and recommending that the revised "Making Waves", the proposed Secondary Plan for the Central Waterfront, as further amended by this report, be approved;
- communication (November 15, 2002) from the City Clerk, Waterfront Reference Group advising that the Waterfront Reference Group, at its meeting on November 14, 2002;
 - (1) approved, in principle, the revised "Making Waves", the proposed Secondary Plan for the Central Waterfront contained as Appendix II to the report (October 9, 2002) from the Commissioner, Urban Development Services subject to:
 - (a) incorporating the following additional proposed further changes to the Central Waterfront Secondary Plan as contained in the further report (November 5, 2002) from the Commissioner, Urban Development Services on:
 - (i) Map A, Roads Plan, add a note "Queens Quay East – alignment subject to further study";
 - (ii) Map C, Parks, Open Space and Public Use Area Plan, reconfigure the east-west Commissioners Street park to run north-south to abut the Don Roadway;
 - (iii) Map C, Parks, Open Space and Public Use Area Plan, add a note "Configuration of parkland abutting the Don Roadway - subject to further study"; and
 - (iv) Map E, Land Use Plan, reconfigure the east-west Commissioners Street Park to run north-south to abut the Don Roadway; and
 - (b) amending Map B, Transit Plan, by deleting the street car line on Princes Boulevard and replacing it with a bus line on its own right-of-way; and
 - (2) recommended that Mayor Lastman be requested to write to the Rt. Hon. Jean Chretien, Prime Minister of Canada, asking that the Prime Minister

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re-affirm the Federal Government's commitment to the revitalization of the Toronto Waterfront, and, in particular, re-affirm its financial support and commitment to the vision put forward by the Toronto Waterfront Revitalization Corporation and the City of Toronto;

and forwarded the report (October 9, 2002) from the Commissioner, Urban Development Services together with the attached draft Secondary Plan, the further report (November 9, 2002) from the Commissioner, Urban Development Services and the Group's additional recommendations, for consideration by the Planning and Transportation Committee at its Statutory Public Meeting;

- communication (March 13, 2003) from the City Clerk, Planning and Transportation Committee advising of the action taken by the Planning and Transportation Committee at its continued statutory public meeting on January 13, 2003 and noting that written comments from the following persons were submitted to the December 12, 2002 statutory meetings and its continued meeting on January 13, 2003:

December 12, 2002

- (undated) from David Greig submitting comments regarding the proposed changes to the Central Waterfront Secondary Plan, specifically the pedestrian and cycling routes;
- (November 29, 2002) from Geoff Woods, Development Review Coordinator, Canadian National Railway Properties Inc., advising that the comments in the attached letter (November 8, 2002) which requests four additional policies be incorporated into the Secondary Plan, are still valid;
- (December 3, 2002) from Christopher J. Williams, Aird & Berlis LLP, Barristers & Solicitors, forwarding comments on the Central Waterfront Secondary Plan on behalf of 1147390 Ontario Limited, 1430261 Ontario Limited, and Castan Waterfront Developments Inc.;
- (December 5, 2002) from Jeff G. Cowan, WeirFouldsLLP, Barristers and Solicitors, submitting comments on behalf of their clients, the Liquor Control Board of Ontario ("LCBO");
- (December 9, 2002) from Larry Field, Waterfront Specialist, Watershed Management Division, Toronto and Region Conservation Authority, forwarding the following Resolution #A263/02 which was adopted by the Toronto and Region Conservation Authority at its meeting on November 29, 2002:

"That the Authority support the recommended Toronto Central Waterfront Secondary Plan - "Making Waves" being considered at Toronto's Planning and Transportation Committee on December 12, 2002;

That the Toronto and Region Conservation Authority congratulate the City of Toronto staff for this award-winning Secondary Plan and for its attention to the Toronto and Region Conservation Authority's issues;

That Authority staff be directed to continue to work closely with the City of Toronto to further address planning, flood protection, terrestrial and aquatic features, natural heritage and other Authority interests throughout the precinct implementation strategy development, the business planning process of the Toronto Waterfront Revitalization Corporation, and subsequent planning and other initiatives;

And Further That this report and recommendations be forwarded to the Planning and Transportation Committee for the December 12, 2002 meeting and to the Planning staff.”;

- (December 9, 2002) from Stephen Hiley, Director of Planning Development, Ontario, Marathon Developments Inc., forwarding comments on behalf of clients respecting the land municipally known as 150 Commissioners Street and 155 Villiers Street;
- (December 4, 2002) from John Miolla, Commodore, Outer Harbour Sailing Federation, forwarding comments respecting the Central Waterfront Secondary Plan "Making Waves";
- (undated) from Scott James, Secretary, Wellington Place Neighbourhood Association, forwarding comments with respect to the Central Waterfront Secondary Plan as it relates to the Front Street Extension;
- (December 10, 2002) from Joe Gill, Chair, The Friends of Fort York and Garrison Common, forwarding comments with respect to the Central Waterfront Secondary Plan as it relates to the Front Street Front Street Extension;
- (December 9, 2002) from Martin Collier forwarding comments with respect to the Central Waterfront Secondary Plan as it relates to the Front Street Expressway;

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- (December 10, 2002) from Cynthia Wilkey, Chair, West Don Lands Committee, forwarding comments on the plan;
- (December 11, 2002) from Paul Dockrill, Real Estate Assistant, Real Estate Services, Hydro One Networks Inc., forwarding comments on the plan;
- (undated) from Mitchell Gold, Organizing Committee, First Nations Indigenous Trust, forwarding concerns on the plan;
- (December 10, 2002) from M. Noskiewicz, Goodmans LLP, Barristers and Solicitors, expressing client's concerns regarding the proposal;
- (December 10, 2002) from Patrick J. Devine, Goodman and Carr LLP, Barristers and Solicitors, forwarding concerns on the proposal on behalf of their client, Avro Quay Limited, the owner of the property previously used as Marine Terminal 27 and municipally known as No. 25 Queens Quay East;
- (November 1, 2002) from Christopher J. Williams, Aird & Berlis LLP, Barristers and Solicitors, forwarding concerns on the proposal on behalf of their clients, 1430261 Ontario Limited, the owner of the lands at 351 and 369 Lakeshore Boulevard East;
- (December 11, 2002) from Bernd Baldus, Co-Chair, Garrison Creek Steering Committee, forwarding comments on the plan;
- (December 11, 2002) from Hamish Wilson objecting to the proposal;
- (undated) from Mary Flynn-Guglietti, McMillan Binch LLP, forwarding concerns on the proposal on behalf of their clients, Ontario Power Generation (OPG), in connection with its property located at 440 Unwin Avenue and more particularly the R.L. Hearn Generating Station;
- (December 9, 2002) from Michael J. McQuaid, Q.C., WeirFoulds LLP, Barristers & Solicitors, forwarding concerns on the proposal on behalf of their clients, St. Marys Cement (Canada) Inc., specifically approximately 2 acres of land immediately north of the former Molson Brewery site on Fleet Street;
- (December 11, 2002) from Patrick J. Devine, Goodman and Carr LLP, Barristers and Solicitors, forwarding concerns on the proposal on behalf of their clients, City Front Developments Inc., the owner of the property located at the north-east corner of Front Street West and Spadina Avenue;

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- (December 6, 2002) from Patrick J. Devine, Goodman and Carr LLP, Barristers and Solicitors, forwarding concerns on the proposal on behalf of their clients, Pinnacle International Lands Inc., the owners of 33 Bay Street;
- (December 11, 2002) from Stephen H. Diamond, McCarthy Tétrault LLP, Barristers and Solicitors, forwarding comments on the proposal on behalf of their clients, Canadian Tire Real Estate Limited, the owners of 1015 Lakeshore Boulevard East;
- (December 12, 2002) from Greg Bonser forwarding comments on the proposal;
- (December 12, 2002) from Paula Boutis, Chapter Chair, Eastern Canada Chapter, Sierra Club of Canada, forwarding comments and recommendations on the proposal;
- (December 12, 2002) from Jeff Brown, obo Citizens Against the Front Expressway, forwarding comments and recommendations on the proposal;
- (December 11, 2002) from Wilfrid Walker, obo Transport 2000 Ontario, forwarding concerns on the proposal;
- (undated) from Susannah Bunce, Planning Action, forwarding concerns on the proposal;
- (December 7, 2002) from Michael Rosenberg forwarding concerns on the plan;
- (December 12, 2002) from Dalton C. Shipway, obo Eric Advokaat, Lura Consulting, forwarding a submission, entitled "Updated Summary Notes from Ecosystem Performance Criteria Workshop, May 4", from Eric Advokaat, Lura Consulting;
- (undated) from Helen Riley forwarding comments on the proposal;
- (undated) from Faye Lyons, CAA Central Ontario, forwarding concerns on the proposal;
- (undated) from Martin Koob forwarding comments regarding the plan;
- (December 12, 2002) from Boris Mather, for Citizens for a Lakeshore Greenway, forwarding comments on the plan;

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- (undated) from Kevin H. Currie, and obo Wheel Excitement Inc., forwarding comments on the plan;
- (undated) from Lynn Clay, Executive Director, Liberty Village B.I.A., forwarding comments on the plan;
- (undated) from Robert Eisenberg, York Heritage Properties, Toronto Carpet Factory, obo Liberty Village Businesses, submitting a petition from 72 area businesses regarding the Front Street Extension;
- (December 12, 2002) from Joe Lobko, Chair, obo Toronto Society of Architects, forwarding concerns on the plan;
- (undated) from Jacob Allderdice, obo Advocacy for Respect for Cyclists, forwarding comments on the plan;
- (December 12, 2002) from Paul Young, Health Promoter, South Riverdale Community Health Centre, forwarding comments on the plan;
- (undated) from William M. MacKay forwarding comments on the plan;
- (undated) from Christopher J. Williams, Aird & Berlis LLP, Barristers and Solicitors, forwarding concerns on the plan on behalf of their clients, Castan Waterfront Development Inc.;
- (December 12, 2002) from Jacqueline Courval, Co-Chair and John Carley, Co-Chair, Friends of the Spit, forwarding concerns on the plan; and
- (December 12, 2002) from Karen Buck forwarding concerns on the plan.

January 13, 2003

- (December 12, 2002) from Nicholas T. Macos. Heenan Blaikie LLP. Lawyers - Patent and Trade Mark Agents forwarding comments on the plan on behalf of the owners of 11 Polson and 15-55 Polson Street and the tenants of 20 Polson Street and 176 Cherry Street;
- (December 16, 2002) from Stanley Makuch, Cassels Brock & Blackwell LLP, Barristers and Solicitors forwarding comments on the plan on behalf of their client, the Ontario Realty Corporation (ORC), manager of lands in the West Don Lands area, generally located south of King Street and east of Parliament Street, extending to the Don Valley Parkway;

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- (undated) from H. Bruce Crofts forwarding comments respecting the Waterfront Revitalization project;
- (January 8, 2003) from Mary Flynn-Guglietti, McMillan Binch LLP, forwarding client's comments respecting the Central Waterfront Secondary Plan - "Making Waves", on behalf of Ontario Power Generation in connection with its property located at 440 Unwin Avenue;
- (January 10, 2002) from J. Pitman Patterson, Borden Ladner Gervais LLP, Lawyers forwarding client's comments respecting the Central Waterfront Secondary Plan - "Making Waves", on behalf of the Incorporated Synod of the Diocese of Toronto (Anglican Diocese of Toronto);
- (January 9, 2003) from Mark Sterling, BES, B.Arch, OAA, Partner, Sterling Finlayson Architects requesting that the Charette be allowed to address a number of very specific concerns about the Plan;
- (undated) from Robert Freedman, Director, Urban Design, City Planning, Urban Development Services submitting presentation material on the Toronto Waterfront Design Initiative (TWDI);
- (undated) from A.J. Diamond, Diamond and Schmidt Architects forwarding comments on behalf of the Toronto Waterfront Charette;
- (January 12, 2003) from Peter Clewes, Architects Alliance forwarding concerns respecting the Plan; and
- (January 13, 2003) from Mark Sterling, B.E.S., B.Arch., OAA, obo Toronto Participants in the Toronto Waterfront Design Initiative forwarding concerns about the Plan;

- communication (February 4, 2003) from Christopher J. Williams, Aird & Berlis, Barristers and Solicitors;
- communication (March 24, 2003) from Larry A. Torkin, Kintork (Ontario) Ltd.;
- communication (April 4, 2003) from Boris Mather, for Citizens for a Lakeshore Greenway;
- communication (March 27, 2003) from Cynthia Wilkey, Chair, West Don Lands Committee;
- communication (March 27, 2003) from the City Clerk, Task Force to Bring Back the Don, advising that the Task Force to Bring Back the Don, at its meeting on

March 26, 2003, adopted the following Motion and directed the City Clerk to forward said Motion regarding the Proposed Secondary Plan for the Central Waterfront, "Making Waves" to the Planning and Transportation Committee Public Meeting, held under the Planning Act, scheduled to be held on April 4, 2003:

"The Task Force to Bring Back the Don strongly supports Central Waterfront Plan "Making Waves" as revised in the March 12, 2003, Staff Report to Planning and Transportation Committee.

The Task Force to Bring Back the Don is committed to ongoing consultation with the City throughout the Precinct Planning process. We will particularly be focusing upon the following matters:

- (1) the Transportation Plan, to advocate for the excellent suggestion from the international architects' design charrette that the GO station be placed at the foot of Parliament Street – not Cherry Street. This option would 1) draw back development from the renaturalized Don, and 2) focus public transit and pedestrian traffic on an emerging Parliament Street "gateway" to the Waterfront;
- (2) the Roads Plan as it affects the proposed renaturalized Mouth of the Don, with particular reference to the location and environmental functioning of bridges and roads crossing the renaturalized area;
- (3) the Parks Plan, with particular reference to opportunities for creating open space synergies between active recreation parks (such as the proposed "Commissioners Park") and passive recreation areas (such as the renaturalized Don River and the "green corridor" linking the Don to the Lake Ontario Park); and
- (4) the Water's Edge condition, with a view to creating areas of soft, natural water's edge in appropriate areas, certainly in the renaturalized Don, but also at places such as the intersections of the "green corridor" and the Ship Channel.

The Task Force to Bring Back the Don recommends that Council adopt the Secondary Plan as submitted so that the City and its citizens may proceed expeditiously revitalizing Toronto's Central Waterfront with the renaturalized mouth of the Don River as a centrepiece.";

- communication (March 26, 2003) from Paul P. Ginou, Fraser Milner Casgrain LLP, Barristers and Solicitors;

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- communication (March 27, 2003) from Patrick J. Devine, Goodman and Carr LLP, Barristers and Solicitors;
- communication (April 2, 2003) from Larry Field, MCIP, RPP, Waterfront Specialist, Watershed Management Division, Toronto and Region Conservation Authority;
- communication (April 3, 2003) from Josephina D. Erzetic, Solicitor, Ontario Power Generation;
- communication (April 1, 2003) from Dr. Verna J. Higgins;
- communication (April 3, 2003) from John A.R. Dawson, McCarthy Tetrault LLP, Barristers and Solicitors;
- communication (April 3, 2003) from Stephen Hiley, Director of Planning Development, Ontario, Marathon Developments Inc.;
- communication (April 1, 2003) from Sybelle von Kursell, MCIP, RPP, Municipal Planning Advisor, Ministry of Municipal Affairs and Housing;
- communication (April 2, 2003) from John Miolla, Commodore, Outer Harbour Sailing Federation;
- communication (April 2, 2003) from Sharon Poitras, Treasurer, Gooderham & Worts Neighbourhood Association;
- communication (April 3, 2003) from Joe Gill, Chair, The Friends of Fort York and Garrison Common;
- communication (April 3, 2003) from Michael J. McQuaid, WeirFoulds LLP, Barristers and Solicitors;
- communication (April 3, 2003) from Christopher J. Williams, Aird & Berlis LLP, Barristers and Solicitors;
- communication (April 2, 2003) from Stephen Kaufman, Director of Real Estate, Home Depot Canada;
- communication (April 3, 2003) from Mark Noskiewicz, Goodmans LLP, Barristers and Solicitors;
- communication (April 3, 2003) from Marc Kemerer, Cassels Brock & Blackwell LLP, Barristers and Solicitors;

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- communication (April 3, 2003) from Nicholas T. Macos, Heenan Blaikie LLP, Lawyers;
- communication (April 3, 2003) from Paul E. Johnson, MCIP, RPP, Kentridge Johnson Limited Planning Consultants;
- communication (April 4, 2003) from Ross Bobak, Co-Chair and M. Comar, Co-Chair, Canada Camp Commission;
- communication (April 3, 2003) from Hamish Wilson;
- communication (April 4, 2003) from Pierre Klein, President, Cabbagetown South Association, obo the West Don Lands Committee;
- communication (April 4, 2003) from Greg Bonser;
- presentation material submitted by Paul Bedford, Chief Planner, Urban Development Services; and
- presentation folder submitted by Bob Naylor.

Paul Bedford, Chief Planner, Urban Development Services gave a presentation on Making Waves, the Proposed Secondary Plan for the Central Waterfront.

The following persons appeared before the Planning and Transportation Committee on April 4, 2003:

- Robert Fung, Chair, Toronto Waterfront Revitalization Corporation;
- Paul Young, South Riverdale Community Health Centre;
- Jack Diamond;
- Robin Clarke, Page & Steele Architects;
- Dalton Shipway;
- John Carley, Co-Chair, Friends of the Spit;
- Julie Charles, obo Outer Harbour Sailing Federation;
- Boris Mather;
- Kevin Currie;
- Michael Rosenberg, Environment and Economy Coalition;
- Sharon Poitras, Gooderham & Worts Neighbourhood Association;
- Lara Mrosovsky;
- Pierre Klein, West Donlands Committee;
- Adele Freeman, Toronto and Region Conservation Authority;
- Christopher Williams, Aird & Berlis LLP, Barristers and Solicitors;
- J. Robert Naylor;
- Hamish Wilson;

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- Joe Gill, Friends of Fort York;
- Michael Kovacevic, Goodman & Carr;
- Pitman Patterson, Borden Ladner Gervais LLP, Barristers and Solicitors;
- Josephina Erezetic, Ontario Power Generation;
- Greg Bonser;
- Alexandra Pike, Davis Ward Phillips & Vineberg, Barristers and Solicitors;
- Robert Cash, Skye Properties Ltd.;
- Marc Kemerer, obo Harbour Remediation and Transfer;
- Gerald Swinkin, Blake, Cassels & Graydon LLP, Barristers and Solicitors;
- Michael McQuaid, obo St. Marys Cement Inc.;
- Paul Johnston, MCIP, RPP, Kentridge Johnston Limited Planning Consultants;
- David Hanna, CFGD;
- W. Thomas Barlow, Fasken Martineau DuMoulin LLP, Barristers and Solicitors;
- Jerry Sprackman, The Docks, Waterfront Entertainment Complex;
- Karen Buck, Citizens for a Safe Environment;
- Kevin Mercer, Executive Director, RiverSides Stewardship Alliance; and
- Roger Brook.

The Planning and Transportation Committee:

- (1) recommended to City Council, for its meeting on April 14, 2003, that:
 - (a) on motion by Councillor Moscoe, based on the findings of fact and recommendations contained in the report (March 12, 2003) from the Commissioner of Urban Development Services this report be adopted subject to:
 - (i) deleting from Map B, Note (3) which reads as follows, and any such references to this matter in the report;

“(3) Routing subject to further review of alternative alignments including possible transit line north of Fleet Street”;
 - (ii) amending Schedule “A” so that Front Street, from Bathurst Street to a point 170 metres east of Strachan Avenue, reflects a right of way for a four lane road with the exact figure to be inserted into the schedule to be reported in writing to City Council for its

meeting on April 14, 2003 by the Commissioner of Works and Emergency Services;

- (iii) amending Map D to show the Atlantic Avenue connection to Exhibition Place by way of the existing tunnel under the GO Station as a pedestrian link;
- (iv) (on motion by Councillor Flint), amending Section 2.2 (vi) of Section Five in Appendix 1 by adding the words “places of worship” after the words “emergency services”, so as to read:

“2.2 (vi) the location and phasing of elementary schools and high schools, libraries, community and recreation centres, daycare centres, emergency services, places of worship and other community facilities and services;”;
- (v) (on motion by Councillor McConnell), designating the lands at the North East corner of York Street and Queen’s Quay currently designated as Zone G, as open space;
- (b) on motion by Councillor Moscoe, as a result of the Front Street extension, a review be conducted on the possibility of providing a transit line along Front Street from Dufferin Street to Union Station and points beyond;
- (c) on motion by Councillor McConnell, the parkland needs of adjacent communities – ie, Corktown and St. Lawrence be taken into account in parkland planning in the Portlands;
- (d) on motion by Councillor McConnell, the Commissioner of Urban Development Services be requested to consult with the West Don Lands

Committee about transportation improvements to strengthen north/south public transportation connections to the waterfront and report to the Planning and Transportation Committee accordingly;

- (e) on motion by Councillor McConnell, the Commissioner of Works and Emergency Services be requested to report to the Planning and Transportation Committee on the width and materials (grass or pavement) needed for the buffer zone in order to protect and improve water quality.
- (2) requested that the following reports be submitted directly to City Council for its meeting on April 14, 2003:
- (a) on motion by Councillor Moscoe, the Commissioner of Economic Development, Culture and Tourism to report on the possibility of incorporating a further sculpture garden in an appropriate location within the area of the Central Waterfront Secondary Plan;
 - (b) the Commissioner of Urban Development Services to:
 - (i) on motion by Councillor Altobello, report on the comments made by deputants at the statutory meeting held at Planning and Transportation Committee on April 4, 2003;
 - (ii) on motion by Councillor Moscoe, meet with representatives from Skye Properties; Essroc and other industrial deputants and report on the outcome of these meetings;
 - (iii) on motion by Councillor Moscoe, report on the provision of a terminal or terminals that would assure mainland access by the various yacht and boating clubs to their facilities including provision of adequate parking;
 - (iv) on motion by Councillor Moscoe, meet with the owners of "The Docks" to clarify the

status of their properties under the Plan and report on the outcome of this meeting;

- (c) on motion by Councillor Moscoe, the Commissioner of Urban Development Services, in cooperation with the General Manager, Toronto Transit Commission, to report on more specific measures that would be built into the Plan to achieve a 71% non-auto modal split; and
 - (d) on motion by Councillor Moscoe, the Commissioner of Works and Emergency Services to report, in writing, on the exact figure to be inserted into Schedule "A" in accordance with the Committee's Recommendation (1)(b);
- (3) on motion by Councillor Flint, forwarded the report (March 12, 2003) from the Commissioner of Urban Development Services to the Toronto Transit Commission with a request that the Commission consider this report on April 9, 2003 and report, if necessary, to City Council for its meeting on April 14, 2003;
 - (4) held a statutory public meeting on April 4, 2003 and that notice was given in accordance with the Planning Act.

The foregoing resolutions were adopted unanimously by the following Committee members present:

Councillor Altobello
Councillor McConnell
Councillor Flint
Councillor Rae
Councillor Moscoe.

(Commissioner, Urban Development Services; Commissioner, Economic Development, Culture and Tourism; Commissioner, Works and Emergency Services; Chief General Manager, Toronto Transit Commission and Councillor Howard Moscoe, Chair Toronto Transit Commission - April 4, 2003)

(Clause No. 1, Report No. 5)

4.2. Recommended Changes to Zoning in the Port Lands, west of Bouchette Street (Toronto-Danforth, Ward 30)

The Planning and Transportation Committee gave consideration to a report (March 11, 2003) from the Commissioner of Urban Development Services reviewing and recommending changes to the existing zoning categories and uses within the Port Lands to limit uses which would be incompatible with policies in the City's new Central Waterfront Secondary Plan. It also recommends limiting retail uses on water's edge properties in the Port Lands. The changes would be a short term solution for zoning in the Port Lands until the City and Toronto Waterfront Revitalization Corporation (TWRC) have completed further studies and are ready to implement new zoning by-laws and recommending that Council:

- (1) limit the areas of the Port Lands to which I3 and I4 zoning categories would apply to those lands lying east of Bouchette Street;
- (2) amend the existing I3 and I4 zoning for the lands west of Bouchette Street, and north of the Ship Channel to a restricted I2 zone; and
- (3) limit retail uses on any site in the Port Lands, to a maximum gross floor area of 200 square metres.

The Committee also had before it the following material:

- communication (March 25, 2003) from James Davidson, President, Board of Directors, South Riverdale Community Health Centre;
- communication (March 28, 2003) from Stephen Hiley, Director of Planning Development Ontario, Marathon Developments Inc.;
- report (April 1, 2003) from the Commissioner, Urban Development Services, advising of concerns respecting the Notice of Public Meeting for the proposed amendments to the Zoning By-law for lands within the Port Lands generally located to the west of Bouchette Street as outlined in the staff report dated March 11, 2003, and recommending that:
 - (1) changes to the Zoning By-law not be considered at this time and that the March 11, 2003 report be withdrawn; and
 - (2) that the public meeting be cancelled.
- communication (April 3, 2003) from John A.R. Dawson, McCarthy Tetrault LLP, Barristers and Solicitors;

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- communication (April 3, 2003) from Christopher J. Williams, Aird & Berlis LLP, Barristers and Solicitors; and
- communication (April 4, 2003) from Brian P. Bellmore, Bellmore & Moore, Barristers.

On motion by Councillor Rae, the Planning and Transportation reports having adopted the report (April 1, 2003) from the Commissioner, Urban Development Services and in so doing:

- (1) decided not to consider changes to the Zoning By-law at this time and withdrew the report (March 11, 2003) from the Commissioner of Urban Development Services; and
- (2) cancelled the statutory public meeting scheduled at Planning and Transportation Committee for April 4, 2003.

(Clause No. 2, Report No. 5)

The meeting adjourned at 1:35 p.m.

Chair