

**PLANNING AND TRANSPORTATION COMMITTEE
AGENDA
MEETING 6**

Date of Meeting: Monday, June 28, 2004
Time: 9:30 a.m.
Location: Committee Room 1
City Hall
100 Queen Street West
Toronto, Ontario

Enquiry: Patsy Morris
Committee Administrator
416-392-9151
pmorris@toronto.ca

Under the *Municipal Act, 2001*, the Planning and Transportation Committee must adopt a motion to meet In-camera (privately) and the reason must be given.

Declarations of Interest under the *Municipal Conflict of Interest Act*

Confirmation of Minutes – June 1, 2004

Deputations/Presentations – A complete list will be distributed at the meeting.

Communications/Reports:

1. Urban Design Guidelines – Area-Based and Site Specific

Report (June 4, 2004) from the Commissioner of Urban Development Services presenting for Council's endorsement the area-based and site-specific Urban Design Guidelines that are a companion document of the Official Plan; advising that in addition, a consolidation of three former guidelines of this type are ready for inclusion into the companion document, as the Bloor-Yorkville/North Midtown Urban Design Guidelines.

Recommendations:

It is recommended that Council:

- (1) adopt the area-based and site-specific urban design guidelines contained in the Urban Design Guidelines companion document – Attachment (a);

- (2) adopt the Bloor-Yorkville/North Midtown Urban Design Guidelines – Attachment (b); and
- (3) authorize staff to make such stylistic and technical changes as may be necessary to publish the Urban Design Guidelines companion document.

(Note: A copy of the Urban Design Guidelines and the Bloor-Yorkville/North Midtown Urban Design Guidelines referred to in the aforementioned report will be distributed as soon as it is available.)

2. Public Disclosure of Violations in Multi-unit Residential Properties in Toronto (All Wards)

Report (May 17, 2004) from the Commissioner of Urban Development Services reporting on an implementation plan for a system for public disclosure of all violations information in multi-unit residential buildings in Toronto.

Recommendations:

It is recommended that:

- (1) Council approve the public disclosure system proposed in this report;
- (2) funds in the amount of \$150,000 for the project be redirected from the internet pilot project, as approved in the Urban Development Services 2004 Capital Budget, with an additional \$157,000 to be included in the 2005 UDS budget submission;
- (3) staff post notices of common area violations in a prominent location in multi-unit residential buildings pursuant to the Building Code Act;
- (4) staff report back on service implications and activity levels one year after full implementation; and
- (5) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

3. IBMS Status and Enhancement Projects

Report (June 10, 2004) from the Commissioner of Urban Development Services reporting, as requested by City Council at its meeting of April 19 to 28, 2004, before proceeding with the IBMS enhancement projects, on the achievements, efficiencies and service enhancements which have resulted as a result of the IBMS project to December

31, 2003, and on the proposed and future enhancements to the system." This report is in response to this request.

Recommendation:

It is recommended that:

- (1) this report be received for information; and
- (2) the Commissioner of Urban Development Services report back to the Planning and Transportation Committee on a longer term strategy for enhancement to IBMS in conjunction with the 2005 budget process.

4. Public Consultation for the New Zoning By-law Project

Report (June 7, 2004) from the Commissioner of Urban Development Services providing an overview of the Project approach and discussing a recommended consultation strategy to engage the public as the project proceeds; advising that the objective of the project is to develop a single city-wide zoning by-law for administrative efficiencies, long term cost savings and improved public service; that the 41 comprehensive or area-specific zoning by-laws of the City's former municipalities represent a patchwork of regulations that has been very difficult to work with, for both staff and the public; that the existing by-laws will form the underlying basis for the structure and direction of the new by-law; so a sound understanding and thorough review of existing provisions is a necessary first step; and that the work will be enhanced with public involvement starting early and continuing throughout the project.

Recommendations:

It is recommended that:

- (1) the public consultation strategy outlined in this report be endorsed; and
- (2) this report be forwarded to the Community Councils for their information.

5. Ravine Protection By-law – Revisions

Report (June 1, 2004) from the Commissioner of Urban Development Services and the Commissioner of Economic Development, Culture and Tourism responding to the request of Council at its meeting June 24, 25, and 26th, 2003 regarding refining the location of the Ravine Protection By-law within the Toronto and Region Conservation Authority (TRCA) fill regulation areas and changes to the Ravine Protection By-law pertaining to the new Municipal Act.

Recommendations:

It is recommended that:

- (1) the City Solicitor be authorized to amend the City of Toronto Municipal Code Chapter 658, Ravine Protection by:
 - (a) deleting the Schedule 'A' property data maps and replacing them with revised maps showing the revised Ravine Protection area boundaries in the TRCA fill regulation area as described in this report; and
 - (b) revising the fine amounts in section 11(B) to reflect the fines authorized under the *Municipal Act, 2001*;
- (2) the City Solicitor be authorized to introduce the necessary Bill in Council to give effect thereto;
- (3) the Commissioners of Urban Development Services and Economic Development Culture and Tourism report to the September 7, 2004 meeting of Planning and Transportation Committee on amendments to Schedule A of Municipal Code Chapter 658, Ravine Protection to include tableland forests and forested portions of the Lake Iroquois Shoreline; and
- (4) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

6. Consolidation of By-laws Regarding Littering and Dumping of Refuse and Waste

Report (June 1, 2004) from the Commissioner of Urban Development Services reporting on the consolidation of by-laws regarding littering and dumping of refuse and waste on private and public properties, and the cleaning and clearing of those properties; advising that the new by-law will create a seamless and consistent framework to deal with litter and dumping citywide; that it will allow for greater flexibility and consistency of service delivery with the procedures for notices and orders and cost recovery being standardized; and that the adoption of a consolidated litter and dumping by-law will eliminate the need for specific paragraphs in other by-laws or chapters to address the issue of littering or dumping of refuse or waste.

Recommendations:

It is recommended that:

- (1) the Planning and Transportation Committee adopt, in principle, the draft by-law attached as Appendix A to this report;

- (2) the City Solicitor be authorized to introduce to Council, a bill substantially in the form of the draft by-law; and
- (3) a copy of this report be sent to the Works and Economic Development and Parks Committees for their information.

Public Meeting

7. Motion to Amend Municipal Code Chapter 545, Licensing, concerning Private Parking Enforcement Agencies

Report (May 26, 2004) from the Commissioner of Urban Development Services reporting on a motion referred to the Planning and Transportation Committee by Council, recommending that Municipal Code Chapter 545, Licensing, be amended to prohibit Private Parking Enforcement Agencies from issuing private invoices, look-a-like tickets, and to restrict the issuance of tickets to City of Toronto tickets by certified municipal law enforcement officers.

Recommendations:

It is recommended that:

- (1) Municipal Code Chapter 545, Licensing, be amended in the interests of consumer protection, substantially as follows:
 - (A) by repealing the existing definition of “Parking Enforcement Services” and replacing it with the following:

PARKING ENFORCEMENT SERVICES - Any parking enforcement activity, including but not limited to, the monitoring of property, issuance of tags, tickets or payment notices, and authorizing the towing of vehicles, carried on in relation to vehicles parked on private property without the consent of the owner or occupant of such property, with the exception of those parking enforcement activities carried on by a person holding a public garage (parking lot or parking station) licence, or employee of such person, in respect to the licensed premises.;
 - (B) by requiring that a Private Parking Enforcement Agency (defined as a person providing parking enforcement services) shall employ one or more municipal law enforcement officers; and in the course of providing parking enforcement services, issue only a parking infraction notice under Part II of the *Provincial Offences Act*, a Toronto Police Service tow card and other documents, as approved by the Chief of Police.
 - (C) by permitting the holder of a public garage (parking station or parking lot) licence to issue a document other than a parking infraction notice under

Part II of the *Provincial Offences Act* for the purpose of requesting or demanding the payment of money in relation to vehicles parked on the licensed premises without the consent of the owner of occupant, provided that the licensee shall ensure that the document:

- (1) is not the same colour or design, or simulates the colour or design of an official City of Toronto Parking Infraction Notice;
 - (2) clearly indicates in bold lettering, and in a font size larger than the rest of the notice (on the front and back of each notice); “This is not a City of Toronto Parking Infraction Notice”;
 - (3) clearly indicates the reasons why the notice is being issued by outlining the alleged wrongdoing;
 - (4) provides dispute resolution options on the notice, indicating the address of the licensed premises, hours of operation, and a telephone number of the licensed premises where a member of the public may speak to the licensee, or an agent or employee of the licensee, for the purposes of resolving the dispute;
 - (5) includes the business licence number on the face of the notice; and
 - (6) does not request payment of an amount exceeding the daily maximum posted for parking on the licensed premises, and the reasonable administrative costs (to be posted on the licensed premises) associated with the issuance of the notice;
- (D) by requiring that the holder of a public garage (parking station or parking lot) licence shall file an annual dispute resolution report for the licensed premises with the Executive Director, in a form satisfactory to the Executive Director, advising of the number and type of disputes arising from the issuance of such notices, and providing statistics as to the resolution of such disputes, including the number and amount of refunds/reductions provided;
- (E) by requiring that the holder of a public garage (parking station or parking lot) licence post all administrative charges which may be imposed under clause 1C(6) above and indicate the activity related to the charge;
- (F) for the purposes of these recommendations, the “issuance” of a document shall include: to personally hand a document to the vehicle owner or driver, to leave a document on the vehicle with the intention that the vehicle owner will recover it, to mail it to the vehicle owner, or to cause the document to be delivered to the vehicle owner in any other fashion;

- (2) the Parking Enforcement Unit of the Toronto Police Service be requested to monitor and advise the Executive Director of Municipal Licensing and Standards of any complaints concerning the issuance of notices requesting or demanding payment by owners and occupants of property for parking on private property without their consent; and that the Commissioner of Urban Development Services report back to the Committee within two years' time on any further action that may be necessary to protect consumers; and
- (3) the City Solicitor be authorized to introduce to Council, any bill necessary to give effect to the decision of the Committee.

7(a). Confidential report (June 10, 2004) from the City Solicitor entitled "Regulation of Enforcement Practices by Private Parking Enforcement Agencies and Parking Lot Operators – Legal Framework", such report to be considered in-camera as the subject matter deals with the security of the property of the municipality.

**7(b). Legal Action to Stop the Issuance of Lookalike Parking Tickets
(In-camera - solicitor-client privilege)**

Communication (May 3, 2004) from the Administration Committee referring a confidential report (March 15, 2004) from the City Solicitor to the Planning and Transportation Committee for consideration, stating that discussions pertaining thereto be held in-camera as the subject matter relates to solicitor-client privilege.

8. Sheppard Corridor Profile Report

Report (May 28, 2004) from the Commissioner of Urban Development Services presenting the Sheppard Corridor Profile which completes Phase I of the Sheppard Avenue Corridor Study.

Recommendation:

It is recommended that the Planning and Transportation Committee receive this report for information.

9. Building Activity Report for 2003 (All Wards)

Report (June 7, 2003) from the Commissioner of Urban Development Services providing information on building permit activity in the City of Toronto for the year 2003.

Recommendation:

It is recommended that this report including its attachment be received for information.

10. Review of Street Naming Policy

Communication (June 14, 2004) from the Toronto North Community Council advising that the Toronto North Community Council on June 8, 2004, in considering a report from the City Surveyor on the naming of a public street after Esther Shiner, referred the question of the Street Naming Policy to the Planning and Transportation Committee and Works Committee with a request that the Commissioner of Works and Emergency Services review the street naming policy with a view to establishing an arms length review of all proposed street names and a revised rationale for establishing street names that reflect the history and cultural life of the City.

11. Selected Avenue Studies for 2004

Report (June 14, 2004) from the Commissioner of Urban Development Services identifying potential Avenue segments for Study in 2004; advising that funding is available in the 2004 Urban Development Services budget for the purpose of providing expert assistance in carrying out two studies.

Recommendations:

It is recommended that this report be forwarded to the Scarborough and Etobicoke York Community Councils for their July meetings to endorse planning studies for Danforth Avenue between Warden Avenue and Victoria Park Avenue, and Dundas Street West between Royal York Road and the Humber River, and further, that their recommendations be reported directly to the City Council meeting of July 20, 21, and 22, 2004.

**12. Proposed Settlements of Appeals to the New Official Plan 003011
(In-camera – litigation or potential litigation.)**

Confidential report (June 2, 2004) from the Commissioner of Urban Development Services and the City Solicitor respecting proposed settlements of appeals to the New Official Plan 003011, such report to be considered in-camera as the subject matter relates to litigation or potential litigation matters.



**PLANNING AND TRANSPORTATION COMMITTEE
SUPPLEMENTARY AGENDA
MEETING 6**

Date of Meeting: Monday, June 28, 2004
Time: 9:30 a.m.
Location: Committee Room 1
City Hall
100 Queen Street West
Toronto, Ontario

Enquiry: Patsy Morris
Committee Administrator
416-392-9151
pmorris@toronto.ca

Communications/Reports:

1(a). Urban Design Guidelines – Area-Based and Site Specific

Attachment (b) referred to in the report (June 4, 2004) from the Commissioner of Urban Development Services respecting Bloor-Yorkville/North Midtown Urban Design Guidelines.

8(a). Sheppard Corridor Study (Phase 1) Profile Report

Attachment entitled “Phase 1 – Profile Report – Sheppard Corridor Study” referred to in the report (May 28, 2004) from the Commissioner of Urban Development Services respecting Sheppard Corridor Profile Report.

13. Disposition of Closed Schools City-wide

Report (June 16, 2004) from the Commissioner of Urban Development Services responding to a request for information regarding implementation of a strategy aimed at retaining school sites that have been deemed surplus to requirements by any of the City's school boards; advising that the Chief Administrative Officer has been in contact with representatives of the TDSB and TCDSB, who have indicated a willingness to form more regular channels of communication; and that an effective means of achieving this objective will be established as soon as possible.

Recommendation:

It is recommended that this report be received for information.

- 13(a).** Communication (May 28, 2004) from the City Clerk advising that City Council, at its meeting on May 18, 19 and 20, 2004, adopted, as amended, the following Motion:

Moved by: Councillor Del Grande

Seconded by: Councillor Kelly

“WHEREAS the Toronto District School Board, the Toronto Catholic District School Board, the Conseil des Ecoles Francaises de la Communaute Urbaine de Toronto and the Conseil Scolaire de District Catholique Centre-Sud (collectively called the ‘School Boards’) form an integral part of the social fabric of the City of Toronto; and

WHEREAS the School Boards have had their school sites funded by the property taxes collected by the City of Toronto; and

WHEREAS the school sites owned by the School Boards constitute a significant portion of the greenspace in the City of Toronto and the buildings and facilities are often used for community purposes; and

WHEREAS the School Boards are disposing of properties deemed surplus to their current needs under Ontario Regulation 444; and

WHEREAS the redevelopment of school sites may lead to the permanent removal of or reduction in greenspace, buildings and facilities and deprive the residents of the City of Toronto of the greenspace, buildings and facilities in perpetuity; and

WHEREAS this is a significant public policy issue;

NOW THEREFORE BE IT RESOLVED THAT City Council request that the School Boards, in addition to the current statutory notice which must be given to municipalities, notify the City of Toronto immediately upon a School Board becoming aware of, or concerned that, any particular school site under its jurisdiction may be surplus to its needs, and further that the School Boards work in a co-operative fashion with the City to consider both the immediate and long term impacts on the community of the possible loss of the school site, with a view to developing a strategy to ensure that the reuse of the school site will not unduly deprive the community of the significant public attributes of the school site;

AND BE IT FURTHER RESOLVED THAT City Council direct City staff who are responsible for reviewing redevelopment applications involving surplus school sites to ensure that, where possible and appropriate, the significant public attributes of the school site are preserved and secured through the appropriate planning tools;

AND BE IT FURTHER RESOLVED THAT City Council request the Chief Administrative Officer to report to the Policy and Finance Committee on the financial and operational implications of the City requesting the Province of Ontario to amend the appropriate legislation to permit the City to acquire school sites declared surplus at a nominal cost for the purpose of operating the school site for community and/or commercial purposes until the school site may once again be required by one of the School Boards for school purposes;

AND BE IT FURTHER RESOLVED THAT the City's Inter-departmental School Team comprised of representatives from all City departments continue to meet with representatives of the School Boards on a regular basis for the purpose of sharing information and discussing matters of mutual interest."

AND BE IT FURTHER RESOLVED THAT this motion, as amended, be forwarded to the Commissioner of Urban Development Services with the request that she report to the next meeting of the Planning and Transportation Committee on the implementation of the recommendations contained in the Motion."

**14. Harmonization of the Fee Schedules for Payment-in-Lieu of Parking.
(All Wards)**

Report (June 14, 2004) from the Commissioner of Works and Emergency Services and the Commissioner of Urban Development Services proposing a harmonized fee schedule for the payment-in-lieu of parking across the City of Toronto.

Recommendation:

It is recommended that:

- (1) under the provisions of Section 40 of the Planning Act, City Council accept the payment of funds by an applicant, where it is deemed appropriate, to exempt a project from all or part of the parking requirements of the applicable Zoning By-law;
- (2) the acceptance of payment-in-lieu of parking continue to be considered only for non-residential developments or the non-residential component of mixed-use developments;
- (3) the harmonized fee structure for payment-in-lieu of parking set out in this report be adopted;
- (4) the fee structure for payment-in-lieu of parking be reviewed every four years in order to reflect up-to-date costs for the provision of parking; and

- (5) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

15. ‘Transit First’ Investments in Toronto’s Waterfront

Communication (June 17, 2004) from the General Secretary, Toronto Transit Commission, advising that at its meeting on Wednesday, June 16, 2004, the Commission considered the attached report entitled, “‘Transit First’ Investments in Toronto’s Waterfront”; and the Commission approved the Recommendation contained in the report, as listed below:

Recommendation:

It is recommended that the Commission:

- (1) Request Toronto City Council to:
 - (i) confirm its “transit first” approach to new development within the Central Waterfront;
 - (ii) require that development or zoning by-laws to implement the East Bayfront and West Don Lands precinct plans, be conditional on the provision of a financial plan and implementation schedule to construct the streetcar rights-of-way and facilities required for the “transit first” approach, to the satisfaction of the TTC and the Commissioner of Urban Development Services;
 - (iii) include funding in the City’s 2005-2009 Capital Budget for the City’s portion of the Toronto Waterfront Revitalization Corporation’s (TWRC) cost to design and construct transit facilities for the East Bayfront and West Don Lands, (based on the understanding that the costs will be confirmed through further transit studies); and
 - (iv) request the TWRC to initiate immediately, in co-operation with the TTC and the City of Toronto, Environmental Assessment studies for the transit projects required to serve East Bayfront and West Don Lands, notably:
 - (a) expanded streetcar facilities and passenger platform at Union Station;
 - (b) the Queens Quay East streetcar line from Union Station to Parliament/Cherry through the East Bayfront precinct, and
 - (c) extension of the 504 KING streetcar line through the West Don precinct; and

(2) request the TWRC to:

- (i) commit to implementing the “transit first” policies in the Central Waterfront Secondary Plan, in consultation with the City of Toronto and the TTC;
- (ii) complete the transit-related planning studies required to support the precinct planning for the East Bayfront and West Don Lands; and
- (iii) include in its business plans the cost of design and construction of the streetcar rights-of-way and facilities required to serve the East Bayfront and West Don Lands precincts, on a “transit first” basis, over the next five-to-ten years, and to obtain the necessary funding commitments to implement these plans from the government partners”; and

further advising that the foregoing is forwarded to City of Toronto Council through the Planning and Transportation Committee and Policy and Finance Committee for consideration of the Commission’s request noted in Recommendation No. 1 above.

16. Greenbelt Task Force Discussion Paper, ‘Toward a Golden Horseshoe Greenbelt’

Report (June 14, 2004) from the Commissioner of Urban Development Services summarising the Greenbelt Task Force Discussion Paper, and discussing its implications for the City and growth management in the Golden Horseshoe.

Recommendation:

It is recommended that:

- (1) the Mayor write to the Minister of Municipal Affairs and the Chair of the Greenbelt Task Force to:
 - (i) convey Council’s support for the establishment of a Golden Horseshoe Greenbelt;
 - (ii) indicate Council’s provisional support for the approach to the proposed Golden Horseshoe Greenbelt as set out in the Greenbelt Task Force’s discussion paper, contingent upon reviewing the province’s approach to overall growth management in the Golden Horseshoe when it is released; and
 - (iii) request that City of Toronto staff be involved in the proposed working group to process the Task Force’s recommendations through to the creation of the greenbelt; and

- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**17. Divisional Court Appeal of an Ontario Municipal Board Decision
(Rosedale Golf Assn. v. DeGasperis) - All Wards
(In-camera – litigation or potential litigation matter)**

Confidential report (June 21, 2004) from the City Solicitor respecting a Divisional Court Appeal of an Ontario Municipal Board Decision, such report to be considered in-camera as the subject matter deals with litigation or potential litigation matters.

18. Provincial Planning Reform Initiatives: Consultation Papers on OMB Reform, Planning Act Reform and Implementation Tools and Provincial Policy Statement Draft Policies

Report (June 21, 2004) from the Commissioner of Urban Development Services providing a comprehensive City of Toronto position with respect to the June 2004 Provincial Planning Reform Initiatives and Consultation Discussion Papers on OMB Reform, Planning Act Reform and Implementation Tools and Provincial Policy Statement Draft Policies.

Recommendation:

It is recommended that:

- (1) the Mayor advise the Minister of Municipal Affairs and Housing that Council of the City of Toronto:
 - (a) reaffirms its position regarding Planning and OMB Reform contained in the March 1, 2004 report from the Commissioner of Urban Development Services entitled “City of Toronto Position Regarding Ontario Municipal Board Reform” adopted, as amended, by Council at its meeting on April 15 and 16, 2004. (Clause No. 4a contained in Report No. 2 of the Planning and Transportation Committee);
 - (b) encourages the Province to develop additional planning tools, reform existing financial tools, such as Development Charges and Education Development Charges, and develop new financial incentives that promote intensification and compact growth, and requests that the City of Toronto be directly consulted in these matters;
 - (c) commends the Minister on the content and quality of the draft Provincial Policy Statement, which incorporates many recommendations previously

made by the City, and understands that since PPS provides a framework and overall direction for growth in the entire Province, further region-specific Provincial policy direction needs to be provided in the Golden Horseshoe Growth Management Plan;

- (d) recommends that the new Provincial Policy Statement be adopted concurrently with Bill 26; and
 - (e) urges that the Golden Horseshoe Growth Management Plan be brought forward as quickly as possible, since it is a key policy element missing from the PPS for the Toronto-centred region;
- (2) Council adopt the following with respect to Planning Act Reform and Implementation Tools and the Mayor advise the Minister of Municipal Affairs and Housing that Council:
- (a) supports the expansion of the definition of “community improvement project area” under Section 28 of the Planning Act, to include areas identified as being suitable for infill and intensification in accordance with municipal growth management strategies, as well as allow for a broad range of intensification and beautification initiatives;
 - (b) supports giving upper tier municipalities express authority under Section 28 to participate in local projects of regional significance and inter-regional significance by allowing municipalities to jointly designate community improvement project areas across municipal boundaries;
 - (c) recommends that the reference to “bonusing” in Section 106 of the Municipal Act be clarified to exclude commercial and industrial properties eligible for small-scale grant and loan programs, such as the City’s “Facade Improvement Program”, so that such properties do not require being included within designated Community Improvement Plan areas, in order to be eligible for funding;
 - (d) supports the Development Permit System (DPS) and encourages the Minister to amend the DPS regulation, currently being tested in five pilot projects across the Province, to allow its use throughout the City, and further that the DPS regulation and the Planning Act (if necessary) be amended to expressly enable municipalities to address a full range of community development objectives such as affordable housing, transit, green technology, compact-form development, and source water protection;
 - (e) recommends the following changes to the Planning Act:

- (i) add binding legal agreements to Section 34 and Section 36 (Zoning By-laws and Holding By-laws respectively);
 - (ii) provide greater clarity about how Section 37 should be implemented;
 - (iii) provide greater municipal control over design of buildings, either through enhanced site plan authority or the ability to have binding design review panels for municipalities or parts of municipalities under Section 41;
 - (iv) provide clear authority to establish minimum as well as maximum densities and heights in Section 34; and
 - (v) provide municipalities with inclusionary zoning powers to ensure that affordable housing as defined by the municipality is included in residential or mixed use developments;
- (f) believes the Transition Provisions for Bill 26 should continue to be enforced by statute and effective compliance dates should reflect the date when Bill 26, the Strong Communities (Planning Amendment) Act, comes into force;
- (3) Council adopt the following with respect to the Provincial Policy Statement and the Mayor advise the Minister of Municipal Affairs and Housing that:
- (a) although the draft policies provide further direction concerning what constitutes a full range of housing, the term needs to be explicitly defined to clarify that a full range of housing types includes a full range of tenures (rental as well as ownership) and that additionally, there needs to be a strong Provincial Policy confirming the importance of rental housing, and in particular, affordable rental housing, emphasizing the need to not only promote new rental, but also protect existing rental from demolition and conversion to other uses;
 - (b) support should also be offered for various types of rental uses (such as emergency, supportive and transitional housing, second suites and rooming houses) that contribute to the “full range” of housing;
 - (c) a strong statement should be added demonstrating the province’s interest in providing new affordable housing, especially housing affordable to persons on fixed or limited incomes or those with disabilities;
 - (d) employment sprawl should be recognized as a threat to the economic health of the Toronto-centred (Golden Horseshoe) region and promoting long-term stability of existing designated employment districts is in the

Province's interest; an important component of the PPS should be to preserve and protect these areas from non-compatible uses and conversion to non-employment uses; and

- (e) the following matters be added to the list of prerequisites for building strong communities in Section 1.6, Long -Term Prosperity and Social Well-Being :
 - (i) the timely delivery of services to meet community needs including community and recreation centres, health facilities, schools and libraries;
 - (ii) facilitating a full range of housing by type and tenure;
 - (iii) encouraging well designed buildings and spaces; and
 - (iv) nurturing arts and cultural activities; and
- (f) the Province should clarify what legislative tools will be available to municipalities to be able to fully implement the Natural Heritage and Water policies of the draft PPS.

19. Status Report on Negotiations of Appeals of the New Official Plan by Ratepayer Coalitions

(Deputation Item)

(Note: A staff report pertaining to the aforementioned matter will be distributed as soon as it is available.) NOW AVAILABLE