

THE CITY OF TORONTO

City Clerk's Office

Minutes of the Planning and Transportation Committee

Meeting 10

Monday, November 8, 2004

The Planning and Transportation Committee met on Monday, November 8, 2004, in Committee Room No. 1, City Hall, Toronto, commencing at 9:40 a.m.

Attendance

Members were present for some or all of the time periods indicated.

	9:40 a.m. to 12:26 p.m.	2:12 p.m. to 3:35 p.m.
Councillor Gerry Altobello, Chair	X	X
Councillor John Filion	X	X
Councillor Cliff Jenkins	X	X
Councillor Peter Milczyn, Vice- Chair	X	X
Councillor Howard Moscoe	-	-
Councillor Cesar Palacio	X	X
Councillor Bill Saundercook	X	X
Councillor Karen Stintz	X	X

On motion by Councillor Saundercook, the Planning and Transportation Committee confirmed the Minutes of its meeting held on October 4, 2004.

10.1 Meetings with Councillors to Identify Areas of Sensitivities Regarding the Boundaries of Land Use Designations in the Official Plan Mapping

The Planning and Transportation Committee considered the following reports and communications:

- (i) (August 27, 2004) from the Commissioner of Urban Development Services informing the Planning and Transportation Committee of progress in meeting with Councillors to identify areas of sensitivity regarding land use boundaries on the Official Plan mapping.

Planning and Transportation Committee Minutes
Monday, November 8, 2004

Recommendation:

It is recommended that this report be received for information purposes and that staff report to the next meeting of Committee on the outcome of the meetings with the Councillors;

- (ii) (November 3, 2004) from the Commissioner of Urban Development Services informing Planning and Transportation Committee, as directed by Council, of the results of meetings with City Councillors to identify areas of sensitivity regarding the land use designation boundaries of the new Official Plan and includes recommendations to address these concerns.

Recommendations:

It is recommended that:

- (1) the Commissioner of Urban Development Services be authorized to prepare revised Land Use Maps for the Official Plan at a larger scale, which will include the local roads network and a scale;
- (2) the 2005 UDS Capital Budget be amended to include costs of \$225,000 and the Commissioner of Urban Development Services be permitted to hire 6 temporary positions for a period of 6 months (3.0 FTE's) to produce a revised set of land use designation maps for the Official Plan, and that this report be forwarded to the Planning and Transportation Committee Budget Meeting for information;
- (3) section 5.6, Policy 5 as adopted by Council and subsequently modified by Council at its meeting of July 20 –22, 2004, be deleted and replaced with the following:
 - '5. Boundaries of land use designations on Maps 13 to 18 inclusive are general except where delimited by a defined Secondary Plan or area specific policy, or where they coincide with fixed distinguishable features such as roads, public laneways, utility corridors, railroads, watercourses or other clearly defined physical features.

In all other instances, the boundaries of land use designations will be determined by a review of:

- (a) existing zoning by-laws;
- (b) prevailing lot depths;

Planning and Transportation Committee Minutes
Monday, November 8, 2004

- (c) orientation of lot frontages;
- (d) lot patterns; and
- (e) land use patterns.

Where the intent of the Plan is maintained, minor adjustments to boundaries will not require amendment to this Plan.’;

- (4) section 5.3.1, Policy 3, a new policy introduced by modification at the Council meeting of March 2004, be further modified by adding the words ‘at the earliest point in the process’ immediately following the words ‘a site specific amendment to this Plan’. The modified policy would now read as follows:
 - ‘3. Site specific amendments that are not consistent with the general intent of this Plan will be discouraged. Council will be satisfied that any development permitted by this Plan is compatible with its physical context and will not adversely affect nearby *Neighbourhoods* or *Apartment Neighbourhoods*. When considering a site specific amendment to this Plan, at the earliest point in the process the planning review will examine whether the application should be considered within the immediate planning context or whether a broader review and possible area specific policy or general policy changes are appropriate.’;
- (5) the unnumbered new policy adopted by Council as a modification to the new Plan, at its meeting of July 20-22 2004, addressing intensification of land along major roadways be replaced by the following:
 - ‘Intensification of land adjacent to neighbourhoods will be carefully controlled so that neighbourhoods are protected from negative impact. In each area, Council will determine, at the earliest point in the process, whether or not significant intensification of land along major roadways adjacent to neighbourhoods will be done through Secondary Plans, Avenue Studies or area-based studies, created in consultation with local communities.’;
- (6) the City Solicitor be authorized to take the necessary actions at the upcoming Ontario Municipal Board Hearing to give affect to the proposed modifications; and
- (7) that this report be forwarded to the Budget Advisory Committee for consideration during the 2005 Budget process;

Planning and Transportation Committee Minutes
Monday, November 8, 2004

- (iii) (November 3, 2004) from Ms. Hayley Ohlig, President, York Mills Ratepayers Association;
- (iv) (November 3, 2004) from Mr. Peter Baker, Past President, Sherwood Park Residents' Association;
- (v) (November 8, 2004) from Mr. John McGinnis, President, Deer Park Ratepayers' Group;
- (vi) (November 4, 2004) from Ms. Karen Kates, Director, North Riverdale Ratepayers Association (NORRA);
- (vii) (November 4, 2004) from Mr. John Smart, President, Teddington Park Residents' Association;
- (viii) (November 5, 2004) from Mr. Patrick J. Clifford, President, Markland Homes Association;
- (ix) (November 5, 2004) from Ms. Arlena Herbert, President, Lytton Park Residents' Organization;
- (x) (November 5, 2004) from T.J.D. West, President, Don Mills Residents Inc.;
- (xi) (November 5, 2004) from Ms. Cynthia Caron Thorburn, President, Moore Park Residents' Association;
- (xii) (November 4, 2004) from Mr. Brian Maguire, Secretary on behalf of the North Hill District Home Owners' Association;
- (xiii) (November 5, 2004) from Mr. Philip Mohtadi, President, Oriole Park Association;
- (xiv) (November 4, 2004) from Ms. Clair Balfour, Chairman - Davenport Huron Escarpment Residents Association;
- (xv) (November 4, 2004) from Mr. Stephen Rankine, Director of Membership, The Kingsway Park Ratepayers Inc. (KPRI) Membership;
- (xvi) (November 5, 2004) from Ms. Eva Curlaine-Bart, The Garden District Residents Association;
- (xvii) (November 7, 2004) from Mr. Jim Baker, President, Avenue Road Eglinton Community Association (ARECA);

Planning and Transportation Committee Minutes
Monday, November 8, 2004

- (xviii) (November 4, 2004) from W.R. Davis, President, Summerhill Residents Association;
- (xix) (November 8, 2004) from Ms. Kristine Connidis, Chairperson, Tarragon Village Community Association; and
- (xx) (November 5, 2004) from Ms. Carol Seljak, Bloor-Dufferin Residents Association.

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

- Mr. George Belza, on behalf of Berkley Developments Inc.;
- Mr. William Roberts; and
- Mr. Louis Gris, on behalf of Swansea Ratepayers Association.

On motion by Councillor Jenkins, the Planning and Transportation Committee recommended to the Budget Advisory Committee and City Council that:

- (1) the Commissioner of Urban Development Services be authorized to prepare revised Land Use Maps for the Official Plan at a larger scale, which will include the local road network and a bar scale;
- (2) in order to expedite the implementation of Recommendation (1), the 2005 Urban Development Services Capital Budget be amended to include \$225,000 and the Commissioner of Urban Development Services be permitted to hire 6 temporary positions for a period of 6 months (3.0 FTE's) to produce a revised set of land use designation maps for the Official Plan, and that this recommendation be forwarded to the Planning and Transportation Committee Budget Meeting for information;
- (3) section 5.6, Policy 5 as adopted by Council and subsequently modified by Council at its meeting of July 20-22, 2004, be deleted and replaced with the following:

- ‘5. Boundaries of land use designations on Maps 13 to 18 inclusive are general except where delimited by a defined Secondary Plan or area specific policy, or where they coincide with fixed distinguishable features such as roads, public laneways, utility corridors, railroads, watercourses or other clearly defined physical features.

In all other instances, the boundaries of land use designations will be determined by a review of:

- (a) existing zoning by-laws;
- (b) prevailing lot depths;
- (c) orientation of lot frontages;
- (d) lot patterns; and
- (e) land use patterns.

Where the intent of the Plan is maintained, minor adjustments to boundaries will not require amendment to this Plan.

In those situations where Council determines that greater certainty is desirable, area specific mapping will be adopted through an amendment to this Plan.’;

- (4) section 5.3.1, Policy 3, a new policy introduced by modification at the Council meeting of March 2004, be further modified by adding the words ‘at the earliest point in the process’ immediately following the words ‘a site specific amendment to this Plan’;

- (5) (a) the unnumbered new policy adopted by Council as a modification to the new Plan, at its meeting of July 20-22, 2004, addressing intensification of land along major roadways be replaced by the following:

‘Intensification of land adjacent to neighbourhoods will be carefully controlled so that neighbourhoods are protected from negative impact. In each area, Council will determine, at the earliest point in the

process, whether or not significant intensification of land along major roadways adjacent to neighbourhoods will be done through Secondary Plans, Avenue Studies or area-based studies, created in consultation with local communities.’

- (b) the following text be added as unshaded explanatory text accompanying the new policy:

“Where there is significant intensification proposed along a major roadway adjacent to a neighbourhood, Council will consider at an early stage whether or not a Secondary Plan, Avenue Study or area based study is required to provide a contextual framework for the development”; and

- (c) that staff be directed to appropriately number the new policy;
- (6) the City Solicitor be authorized to take the necessary actions at the upcoming Ontario Municipal Board Hearing to give affect to the proposed modifications;
- (7) the \$225,000 cost of Recommendation (2), be forwarded to the Budget Advisory Committee for consideration during the 2005 Budget process;
- (8) the City Solicitor request the Ontario Municipal Board to not schedule the issues related to mapping until such time as the revised maps are approved by City Council;
- (9) staff be directed to bring forward an Official Plan Amendment re-designating the lands at 1300 and 1340 Leslie Street, which lands were designated Mixed Use in the new Official Plan without the knowledge of the local community, the landowners or the previous Ward Councillor, to either an Institutional designation or to a Neighbourhoods

designation with such additional site-specific policy as may be required to permit the current uses, for consideration at a statutory public meeting to be held in February; and

- (10) staff be directed to meet with those Councillors that request such a meeting to explain and compare the proposed Land Use Designations against the existing land use designations of the in-force Official Plan maps, such explanation to include all changes in land use and any changes in designation boundaries.

(Budget Advisory Committee; Commissioner of Urban Development Services; Interested Parties – November 8, 2004)

(Report 9, Clause 8(a))

10.2 Key Facts 2004

The Planning and Transportation Committee considered a report (October 21, 2004) from the Commissioner of Urban Development Services introducing the 2004 edition of Key Facts.

Recommendation:

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

On motion by Councillor Saundercook, the Planning and Transportation Committee received the report (October 21, 2004) from the Commissioner of Urban Development Services.

(Report 9, Clause 8(b))

10.3 Russell Hill Subway Train Accident of August 11, 1995 Due Diligence Checklist Update

The Planning and Transportation Committee considered a communication (September 23, 2004) from the General Secretary, Toronto Transit Commission, advising that the Toronto Transit Commission at its meeting on September 22, 2004, considered the attached report entitled, "Russell Hill Subway Train Accident of August 11, 1995 Due Diligence Checklist Update".

The Commission adopted the Recommendation contained in the report, as listed below:

"It is recommended that the Commission:

- (i) receive for information the updated Due Diligence Checklist relating to the Russell Hill Subway Train Accident of August 11, 1995, which provides a status report on the progress toward closing the Coroner's Jury Recommendations and the TTC's Internal Team Recommendations; and
- (ii) forward this report to the Chief Coroner of Ontario, the City of Toronto, and the Province of Ontario for information"; and

advising that the foregoing is forwarded to Toronto City Council through the Planning and Transportation Committee for information.

The Planning and Transportation Committee recommended that Council receive the communication (September 23, 2004) from the General Secretary, Toronto Transit Commission.

(Report 9, Clause 6)

10.4 Toronto Cycling Committee – Cycling Ambassador 2004 Program Summary

The Planning and Transportation Committee had before it a communication (September 23, 2004) from the Toronto Cycling Committee advising that the Toronto Cycling Committee at its meeting held on September 20, 2004, considered a report (September 3, 2004) from the Director, Transportation Planning, City Planning, Urban Development Services, presenting the Cycling Ambassador program activities from May to August 2004, and recommending that the report be received and forwarded to the Planning and Transportation Committee for information.

Recommendation:

It is recommended that the report (September 3, 2004) from the Director, Transportation Planning, City Planning, Urban Development Services, be received and forwarded to the Planning and Transportation Committee for information.

The Planning and Transportation Committee received the communication (September 23, 2004) from the Toronto Cycling Committee.

(Report 9, Clause 8(c))

**10.5 Consolidation of By-laws Regarding Toronto Parks
(City-wide)**

The Planning and Transportation Committee considered a communication (October 4, 2004) from the City Clerk advising that Council on September 28, 29, 30 and October 1, 2004 considered Report 6, Clause 10 of the Economic Development and Parks Committee entitled "Consolidation of By-laws Regarding Toronto Parks (City-wide)" and forwarded a copy for the information of the Planning and Transportation Committee.

The Planning and Transportation Committee received the communication (October 4, 2004) from the City Clerk.

(Report 9, Clause 8(d))

**10.6 Proposed Settlements of Appeals
to the New Official Plan - 003011**

The Planning and Transportation Committee considered the following confidential report and communications:

- (1) (October 22, 2004) from the Commissioner of Urban Development Services and the City Solicitor regarding proposed settlements of appeals to the new Official Plan such report to be considered in-camera as the subject matter relates to litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board;
- (2) (September 29, 2004) from Mr. Ron Lackner, Director of Operations, Canada, Crompton Co., addressed to Councillor Gay Cowbourne;

- (3) (September 27, 2004) from Mr. Roger J. Hayward, President and General Manager, Rohm and Haas Canada Inc., addressed to Councillor Gay Cowbourne; and
- (4) (September 30, 2004) from Mr. Mike Nageleisen, Vice President and General Manager, Valspar Inc., addressed to Councillor Gay Cowbourne.

On motion by Councillor Saundercook, the Planning and Transportation Committee recommended that City Council adopt the staff recommendations in the Recommendations Section of the confidential report (October 22, 2004) from the Commissioner of Urban Development Services respecting proposed settlements of appeals to the New Official Plan – 003011, which was forwarded to Members of Council under confidential cover; and further, that in accordance with the Municipal Act, discussions pertaining thereto be held in-camera as the subject relates to litigation or potential litigation matters.

(Report 9, Clause 4)

10.7 Legislative and Educational Strategies to Reduce Hot Tap Water Temperature in Homes

The Planning and Transportation Committee considered a communication (October 25, 2004) from the Board of Health advising that the Board of Health on October 18, 2004, adopted the staff recommendations in the Recommendations Section of the report (October 4, 2004) from the Medical Officer of Health, and:

- (1) directed that the Board and City Council write to the Minister of Municipal Affairs and Housing commending him for amending the Ontario Building Code to reduce hot tap water temperatures;
- (2) directed that the report be forwarded for information and any appropriate action to the Planning and Transportation Committee; and
- (3) authorized and directed the appropriate City officials to take the necessary action to give effect thereto.

On motion by Councillor Stintz, the Planning and Transportation Committee received the communication (October 25, 2004) from the Board of Health.

(Report 9, Clause 8(e))

10.8 Solid Waste Collection in New Residential Developments

The Planning and Transportation Committee considered a report (October 25, 2004) from the Acting Commissioner of Works and Emergency Services and the Commissioner of Urban Development Services responding to the September 28, 29 and 30, 2004 Council decision on Works Committee Report No. 8, Clause 3 - Solid Waste Collection in New Residential Developments. Council referred certain recommendations to the Commissioner of Urban Development Services and the Acting Commissioner of Works and Emergency Services for a report and this report sets out the proposed timing and approach of the response.

Recommendations:

It is recommended that:

- (1) this report regarding the approach and timing of reporting on policies relating to solid waste collection in new residential developments be received for information; and
- (2) this report be forwarded to Works Committee.

On motion by Councillor Saundercook, the Planning and Transportation Committee concurred with the recommendations in the Recommendations Section of the report (October 25, 2004) from the Acting Commissioner of Works and Emergency Services and the Commissioner of Urban Development Services and in so doing forwarded a copy of the aforementioned report to the Works Committee for information.

(Report 9, Clause 8(f))

**10.9 Marijuana Grow House and
Illegal Drug Laboratory Enforcement Protocol**

The Planning and Transportation Committee considered the following communications:

- (1) (October 22, 2004) from Mr. Dan Hayes, Staff Inspector, Toronto Drug Squad, respecting Marijuana Grow House and Illegal Drug Laboratory Enforcement Protocol;
- (2) (September 29, 2004) from Councillor Gerry Altobello, Chair, Planning and Transportation Committee to Chief Julian Fantino respecting Marijuana Grow House and Illegal Drug Laboratory Enforcement Protocol; and
- (3) (September 24, 2004) from the Executive Director, Urban Development Services, Municipal Licensing and Standards, Urban Development Services, addressed to Councillor Gerry Altobello, Chair, Planning and Transportation Committee, respecting Marijuana Grow Houses.

The following persons also appeared before the Planning and Transportation Committee:

- Detective K. Booth, on behalf of Staff Inspector Dan Hayes, Toronto Police Services; and
- District Chief Glenn Misiurski, Fire Services, Fire Prevention Division.

The following Members of Council also appeared before the Planning and Transportation Committee:

- Councillor Bas Balkissoon, Scarborough-Rouge River;
- Councillor Mike Del Grande, Scarborough-Agincourt;
- Councillor Doug Holyday, Etobicoke Centre;
- Councillor Norm Kelly, Scarborough-Agincourt; and
- Councillor Michael Thompson, Scarborough Centre.

Councillor Altobello appointed Councillor Milczyn Acting Chair and vacated the Chair.

The Planning and Transportation Committee:

(A) recommended to Council that:

(I) City Council adopt the following resolution by Councillor Gerry Altobello:

Whereas marijuana “grow houses” and drug laboratories have become a major concern in the City of Toronto;

And Whereas at the request of Council, staff from Urban Development Services’ Municipal Licensing and Standards Division and Building Division, Legal Services, the Toronto Police Service, Toronto Fire Services, Toronto Public Health, the Toronto Hydro-Electric System, Hydro One and the Electrical Safety Authority have been meeting to establish a co-ordinated protocol to deal with marijuana “grow houses” and clandestine drug laboratories;

And Whereas on October 19, 2004, the Law Enforcement and Forfeited Property Management Statute Law Amendment Act, 2004 received first reading in the Provincial Legislature;

And Whereas that Bill, if adopted, will amend seven different Acts to increase enforcement powers in respect of building, electrical and fire safety matters impacted by marijuana “grow houses”;

And Whereas it is imperative that the City of Toronto be given an opportunity to provide input with respect to this new legislation;

Now Therefore Be It Resolved That:

(1) the Provincial Government be requested to ensure that the City of Toronto is given an opportunity to consult on the proposed Law

Enforcement and Forfeited Property Management Statute Law Amendment Act, 2004;

- (2) the Provincial Government ensure that the proposed legislation provide for the recovery of all costs related to the administration and enforcement of the new legislation; and
 - (3) the Medical Officer of Health, in consultation with the City Solicitor, report on the extent to which the City can rely on the unique legislative authorities in the Health Protection and Promotion Act given to the Medical Officer of Health to protect the public from the health hazards associated with marijuana “grow houses” and clandestine drug laboratories that are likely to have an adverse effect on the health of any person; **(Motion by Councillor Altobello)**
- (II) the Commissioner of Urban Development Services, in consultation with the City Solicitor and the other agencies involved in the development of the City’s enforcement protocol, be directed to consult with the Province to seek amendments to Bill 128 to address the following issues:
- (a) expand the scope of the legislation to include the use of premises for any clandestine drug production activity;
 - (b) that the obligation under the Building Code Act, 1992 to inspect and issue orders be accompanied by powers to enter any premises without a warrant and provide for the use of force to be exercised by the police, for that purpose;

- (c) that municipalities be authorized to pass by-laws to recover all costs, including but not limited to police and fire, related to enforcement and administration of the new legislation;
 - (d) that complementary amendments also be made to the Fire Protection and Prevention Act, 1997 and the Health Protection and Promotion Act to address these issues; and
 - (e) that the appropriate city officials consider and identify, in their consultations with the Province and other interested agencies, any further issues which also should be addressed in the legislation; **(Motion by Councillor Altobello)**
- (III) the City Solicitor and other staff as appropriate consult with the legal staff of the Toronto Police Service and relevant Provincial and Federal Ministries with respect to what remedies may be available under the criminal code of Canada and related legislation to deal with marijuana “grow houses” and clandestine drug laboratories under the co-ordinated enforcement protocol; **(Motion by Councillor Altobello)**
- (IV) a second consultation group dealing with “grow houses” be established, comprised of appropriate private sector partners, including but not limited to the Toronto Real Estate Board and the Insurance Board of Canada; **(Motion by Councillor Altobello on behalf of Councillor Kelly)**
- (V) the Commissioner of Urban Development Services, in consultation with the City Solicitor and the Toronto Police Services, be

requested to submit a report to the Planning and Transportation Committee on the development of a public/media awareness program for the public to be able to identify Marijuana “grow houses” and a process by which they can inform City Officials of such “grow houses”; **(Motion by Councillor Altobello)**

(VI) the Medical Officer of Health be requested to submit a report to the Planning and Transportation Committee on the health risks posed by the types of mold and fungus that are commonly found in Marijuana “grow houses” and what are the thresholds for the Medical Officer of Health to be able to deem a dwelling to be unsafe for human habitation; **(Motion by Councillor Milczyn)**

(V) the Toronto Police Services Board be requested to submit a report to the Budget Advisory Committee as to the projection of staffing and financial resources that would be needed to combat the problem of Marijuana “grow houses”; **(Motion by Councillor Stintz on behalf of Councillor Thompson)** and

(B) requested the Commissioner of Urban Development Services to submit a report directly to Council for its meeting scheduled to be held on November 30, 2004, outlining the steps that need to be in place, including a protocol with the Toronto Police Service, to effectively deal with the municipal response to the problem of Marijuana “grow houses”. **(Motion by Councillor Filion)**

The following Motion by Councillor Stintz was voted on and **lost on a tie vote**:

That the Motion by Councillor Filion be amended by adding the words "Human Resources and Financial resources with Municipal Licensing and Standards, Water and Wastewater and Hydro, after the word "steps".

The following Motion by Councillor Stintz on behalf of Councillor Thompson was voted on and **lost**:

The Planning and Transportation Committee defer consideration of this matter until its meeting scheduled to be held on January 4, 2005, in order for staff to consult with other cities in Canada who have dealt with the Marijuana Grow Houses issue.

Councillor Altobello resumed the Chair.

(Report 9, Clause 1)

10.10 Bill 135 (Proposed Greenbelt Act) and the Greenbelt Draft Plan and Bill 136 (Proposed Greater Golden Horseshoe Growth Plan)

The Planning and Transportation Committee considered a report (November 3, 2004) from the Commissioner of Urban Development Services outlining highlights of Bill 135 (Proposed Greenbelt Act) and the draft Greenbelt Plan and Bill 136 (Proposed Places to Grow Act); and advising that this report also recommends a process for the Commissioner of Urban Development Services, in consultation with other departments, to report directly to City Council with recommendations for Council's consideration.

Recommendations:

It is recommended that:

- (1) the Commissioner of Urban Development Services, in consultation with other City Departments, report directly to the November 30, 2004 meeting of City Council with comments on Bill 135 (Proposed Greenbelt Act, 2004) and the draft Greenbelt Plan; and

- (2) the Commissioner of Urban Development Services and the City Solicitor, in consultation with other City Departments, report to a future meeting of Planning and Transportation with comments on Bill 136 (Proposed Places to Grow Act, 2004).

The Planning and Transportation Committee approved the staff recommendations in the Recommendations Section of the report (November 3, 2004) from the Commissioner of Urban Development Services.

(Report 9, Clause 5)

**10.11 Costs Related to the Union Station Master Plan Report
61-71 Front Street West
Ward 28 - Toronto Centre-Rosedale**

The Planning and Transportation Committee considered a report (October 29, 2004) from the Commissioner of Urban Development Services seeking approval for additional costs associated with the Peer Review and revised Master Plan for Union Station undertaken in accordance with the direction of Council at its meeting on May 18, 19, and 20, 2004.

Recommendations:

It is recommended that:

- (1) City Council approve payment of the additional costs of up to \$55,000 (plus applicable taxes) to undertake a full public consultation process in accordance with the direction of Council; and
- (2) the purchase order issued to Office for Urbanism be increased accordingly.

The Planning and Transportation Committee recommended that City Council adopt the staff recommendations in the Recommendation Section of the report (October 29, 2004) from the Commissioner of Urban Development Services.

(Report 9, Clause 2)

**10.12 Removal of Fence at 7 Kingsgrove Boulevard
Ward 5 - Etobicoke Lakeshore**

The Planning and Transportation Committee considered a confidential report (November 4, 2004) from the City Solicitor regarding the removal of a fence at 7 Kingsgrove Boulevard, (Ward 5, Etobicoke Lakeshore) such report to be considered in-camera as the subject matter relates to litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board.

The Planning and Transportation Committee recommended that City Council adopt the staff recommendation in the Recommendation Section of the confidential report (November 4, 2004) from the City Solicitor respecting the removal of a fence at 7 Kingsgrove Boulevard, which was forwarded to Members of Council under confidential cover; and further, that in accordance with the Municipal Act discussions pertaining thereto be held in-camera as the subject relates to litigation or potential litigation matters.

(Councillor Milczyn requested that he be recorded as voting in the negative respecting this matter.)

(Report 9, Clause 7)

**10.13 2195 Yonge Street – Minto Construction Activity
Ward 22 – St. Paul'**

The Planning and Transportation Committee considered the following confidential report and communication:

- (i) (November 5, 2004) from the Commissioner of Urban Development Services and the City Solicitor regarding 2195 Yonge Street, Minto Construction Activity, such report to be considered in-camera as the subject matter relates to litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board;
- (ii) (September 29, 2004) from Councillor Michael Walker, Ward 22 – St. Paul's, addressed to the Chief Building Official, the Commissioner of Urban Development Services and the City Solicitor; and

Planning and Transportation Committee Minutes
Monday, November 8, 2004

- (iii) (August 19, 2004) from Councillor Michael Walker, Ward 22 – St. Paul’s, addressed to the Commissioner of Urban Development Services and the City Solicitor.

The Planning and Transportation Committee:

- (1) submitted to Council, without recommendation, the confidential report (November 5, 2004) from the Commissioner of Urban Development Services and the City Solicitor, entitled “2195 Yonge Street – Minto Activity” which was forwarded to Members of Council under confidential cover; and further, that in accordance with the Municipal Act, discussions pertaining thereto be held in-camera as the subject relates to litigation or potential litigation matters; and
- (2) requested the Commissioner of Urban Development Services, in consultation with the City Solicitor and Councillor Michael Walker, to prepare a supplementary report on the construction activity at 196-212 Eglinton Avenue East for consideration at Toronto City Council’s meeting of November 30 and December 1 and 2, 2004.

(Report 9, Clause 3)

The Committee adjourned its meeting at 3:35 p.m.

Chair.