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**PLANNING AND TRANSPORTATION COMMITTEE  
AGENDA  
MEETING 4**

**Date of Meeting:** Thursday, June 1, 2006  
**Time:** 9:30 a.m.  
**Location:** Committee Room 1  
City Hall  
100 Queen Street West  
Toronto, Ontario

**Enquiry:** Betty Henderson  
Committee Administrator  
416-392-8088  
bhender1@toronto.ca

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If the Planning and Transportation Committee wishes to meet in camera (privately), a motion must be made to do so, and the reason given (*Municipal Act, 2001*).

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

Confirmation of Minutes -- May 1, 2006, 2006

Speakers/Presentations - A complete list will be distributed at the meeting.

9:45 a.m.	-	Item 1	10:45 a.m.	-	Item 5
10:00 a.m.	-	Item 2	12 noon	-	Item 13
10:15 a.m.	-	Item 3	2:00 p.m.	-	Item 14
10:30 a.m.	-	Item 4	3:30 p.m.	-	Item 15

**1. Mandatory Certification of Food Handlers – Update** **9:45 a.m.**

(Public Meeting under the *Municipal Act*)

Communication (May 16, 2006) from the City Clerk, Board of Health, forwarding the Board of Health's recommendations from its meeting May 15, 2006.

Recommendations:

The Board of Health recommended to the Planning and Transportation Committee that the Planning and Transportation Committee:

- (1) adopt the staff recommendations in the Recommendations Section of the report (May 3, 2006) from the Medical Officer of Health; and
- (2) hold the statutory meeting under the *Municipal Act, 2001*, at its meeting in June 2006, and forward the report directly to the City Council meeting immediately following the statutory hearing, in accordance with Recommendation (4) of the report (May 3, 2006) from the Medical Officer of Health.

## CITY PLANNING

- 2. Final Report 10:00 a.m.**  
**Application for Draft Plan of Subdivision Approval 05 166163 STE 28 SB**  
**Application of Zoning By-law Amendment**  
**and Lifting the “h” 05 166169 STE 28 OZ**  
**Toronto Waterfront Revitalization Corporation (Applicant)**  
**Ontario Realty Corporation, City of Toronto**  
**West Don Lands (185 Eastern Avenue)**  
**Ward 28-Toronto Center-Rosedale**

**(Public Meeting under the *Planning Act*)**

Report (May 17, 2006) from the Chief Planner and Executive Director, City Planning, reviewing an application for approval of Draft Plan of Subdivision for Phase 1, to permit the redevelopment of the West Don Lands and to advise City Council of the conditions of draft approval.

Recommendations:

It is recommended that City Council:

- (1) endorse, in principle, the Block Plans and Design Guidelines for the West Don Lands dated May 2006 prepared by Urban Strategies Inc., Urban Design Associates, Joe Lobko, Architect and Turner Fleischer Architects on behalf of the Toronto Waterfront Revitalization Corporation and authorize staff to report back to Council on specific details, if required;
- (2) amend the Zoning By-law 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment, attached as Attachment 5;
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required;

- (4) be advised that the Chief Planner, who has been delegated authority to approve conditions of draft plan of subdivision approval, proposes to recommend approval of the subdivision plan generally outlined on Attachment 1 and draft conditions substantially in accordance with Attachment 6 to this report;
- (5) authorize staff to enter into a binding agreement with the TWRC to secure the provisions of the West Don Lands Affordable Housing Delivery Strategy:
  - (a) reserving sufficient land that is serviced, remediated and free of charge, for the development of new affordable rental units in an amount comprising at least 20 percent of the total units to be built in the West Don Lands; and
  - (b) excluding replacement social housing units and replacement affordable housing units secured in other Section 37 agreements from the calculation of new affordable rental units to meet the 20 percent affordable housing target;
- (6) authorize staff to enter into an agreement with the TWRC to ensure that the TWRC assumes the responsibilities and obligations of the subdivision agreement and any other agreements necessary to give effect to the recommendations contained in this report;
- (7) authorize staff to enter into agreements with the TRCA on behalf of the City which will address, amongst other matters;
  - (a) the control, maintenance and uses on publicly owned portion of the entire flood protection landform, such areas to include, but not be limited to, parks and road rights-of-ways; and
  - (b) the granting of easements to the Toronto and Region Conservation Authority for access and maintenance of the flood protection landform on those lands west of the crest and 10 metre setback line;
- (8) grant authority for the City Clerk to sign the Final Plan of Subdivision, as the City is an owner of land in the West Don Lands;
- (9) direct staff to prepare a report to Policy and Finance Committee on the general issue of financial securities for projects involving TWRC;
- (10) authorize and direct the appropriate City officials to take the necessary action to give effect the recommendations in this report respecting the proposal that includes the City of Toronto lands;

- (11) authorize and direct the appropriate City officials to report directly to City Council as may be necessary;
- (12) request TWRC to submit the following studies, information or reports prior to the consideration of future phases of the development including:
  - servicing of future phases;
  - details for the consideration of district energy and vacuum waste systems;
  - details for interim and final storm water management facilities;
  - functional plans for all roadways;
  - revised noise and vibration study, and noise reports outlining attenuation measures on individual buildings;
  - school/community space feasibility study;
  - parks area tabulation and justification;
  - street tree planting strategy;
  - finalization of the Public Realm Plan; and
  - securing lands for employment opportunities; and
- (13) forward this report to Policy and Finance Committee for information.

**3. Toronto Waterfront Revitalization Initiative 10:15 a.m.**  
**Addendum to the West Don Lands Class**  
**Environmental Assessment Master Plan:**  
**River Street Extension and Bayview-River Unnamed Road Connection**  
**(Toronto Centre-Rosedale)**

Report (May 16, 2006) from the Deputy City Manager, summarizing the findings and recommendation of the Toronto Waterfront Revitalization Corporation's Addendum to West Don Lands Class Environmental Assessment Master Plan: River Street Extension and Bayview-River Unnamed Road Connection and to seek authority to file the Addendum Report in the public record.

Recommendations:

It is recommended that:

- (1) the Toronto Waterfront Revitalization Corporation be authorized to file the Addendum to the West Don Lands Class Environmental Assessment Master Plan: River Street Extension and Bayview-River Unnamed Road Connection in the public record in accordance with the amending procedure documented in the approved West Don Lands Class EA Master Plan;
- (2) authority be granted to install traffic control signals at the intersection of River Street and King Street East and at the southerly intersection of River Street and Bayview Avenue, coincident with the construction of the extension of River Street;

- (3) this report be submitted to the Policy and Finance Committee for information; and
- (4) the appropriate City officials be authorized to take the necessary action to give effect thereto.

#### **4. Design Review Panel Pilot Project**

**10:30 a.m.**

Report (May 11, 2006) from the Chief Planner and Executive Director, City Planning, reporting on the public consultation process and recommending implementation of the Design Review Panel Pilot Project.

##### Recommendations:

It is recommended that:

- (1) the Design Review Panel Pilot Project be implemented for a test period in the proposed Pilot Areas according to the procedures outlined in Appendix A;
- (2) staff carry out public consultation during the test period as part of the monitoring program outlined in Appendix A;
- (3) staff be directed to include costs associated with the Design Review Panel Pilot Project in the 2007 City Planning budget submission in order to provide administrative support to this volunteer body;
- (4) staff report back to the Planning and Transportation Committee at the conclusion of the test period with recommendations on whether to continue the Design Review Panel beyond the test period and, if so, any necessary changes to the procedures resulting from the test period or from changes to the Planning Act, City of Toronto Act and Improving the Planning Process; and
- (5) staff continue to consult with other City Divisions regarding the feasibility and required procedures for review of City projects by the Design Review Panel, as recommended by the November 2, 2005 communication to the Planning and Transportation Committee from the Beautiful City Roundtable entitled 'Infrastructure Projects – Design Review'.

**5. Union Station District Plan** **10:45 a.m.**  
**Area bounded by Bay Street, Wellington Street,  
Simcoe Street, the Rail Corridor, Rees Street and  
Lake Shore Boulevard/Harbour Street  
Ward 20 - Trinity Spadina, and Ward 28 - Toronto Centre-Rosedale**

Report (May 18, 2006) from the Chief Planner and Executive Director, City Planning, presenting the Union Station precinct study undertaken at the direction of City Council at its meeting of November 30, December 1 and 2, 2004 and recommending approval of the Union Station District Plan, including a number of specific recommendations pertaining to improvements to the public realm surrounding Union Station.

Recommendations:

It is recommended that City Council:

- (1) adopt the Union Station District Plan dated May, 2006 prepared by architects Alliance, in association with ERA Architects, Entra Consultants, Metropolitan Knowledge International, Bruce Mau Design and Diana Gerrard Landscape Architects;
- (2) authorize execution of the necessary agreements, satisfactory to the Deputy City Manager and Chief Financial Officer and the City Solicitor, to allow GO Transit to incorporate construction of the south access route as part of its Trainshed Rehabilitation Project to be cost-shared with the City over a two year period;
- (3) commit to debt funding in the amount of \$3,000,000 gross and net, in each of 2007 and 2008, for a total of \$6,000,000, to fund construction of the south entrance to Union Station below the rail corridor by GO Transit pending identification of other potential sources of funds and that staff be directed to include these amounts in the Union Station 5-Year Capital Plan;
- (4) authorize the Deputy City Manager and Chief Financial Officer, in consultation with the Master Plan Implementation Working Group, to pursue federal and provincial funding for the Master Plan initiatives, including prioritizing all or a portion of the \$25,000,000 offered by the federal government to implement these initiatives;
- (5) reconfirm the importance of requiring the owner of 25 York Street to build, operate and maintain a public building to function as the south entrance to Union Station in accordance with the Revised Precinct B Precinct Agreement and the Union Station District Plan as a major public space and south façade to Union Station;

- (6) authorize and direct the Chief Planner and Executive Director, City Planning Division to take the necessary action on a priority basis to commence environmental assessments for the creation of a northwest PATH connection and improvements to Front Street West between York and Bay Streets, in accordance with the design directions noted in the Union Station District Plan;
- (7) identify the Union Station District as a prime candidate for a pilot project to implement Intelligent Transportation Systems or other transportation initiatives to enhance pedestrian movement; and
- (8) appropriate City staff be authorized and directed to take all necessary actions to give effect thereto.

**6. Technical Modification to Section 5.1.1 of the new Official Plan: Height and/or Density Incentives**

Report (May 11, 2006) from the Chief Planner and Executive Director, City Planning, recommending a technical modification to the Height and/or Density Incentives (Section 27) policies contained in Section 5.1.1 of the new Official Plan in order to clarify the intent of the policies.

Recommendations:

It is recommended that:

- (1) Council approve the proposed technical modification to the Height and/or Density Incentive policies in Section 5.1.1 of the new Official Plan, substantially as set out in Appendix A to this report; and
- (2) the City Solicitor be authorized to take any necessary actions at the Ontario Municipal Board hearing to give effect to the proposed modification.

**7. Draft City Planning Percent for Public Art Program Guidelines City-wide**

Report (May 17, 2006) from the Chief Planner and Executive Director, City Planning, providing City Council with a draft of the City-wide City Planning Percent for Public Art Program Guidelines and seeks approval to release these new guidelines.

Recommendations:

It is recommended that:

- (1) Council authorize the release and distribution of the draft City Planning Percent for Public Art Program Guidelines (attached) for implementation by City staff; and
- (2) City Planning Staff report back to the Planning and Transportation Committee in 2007 with the finalized guidelines.

**8. Council's Request to Introduce Separation Distances Between Holistic Centres, Adult Entertainment Parlours, etc**

Communication (May 3, 2006) from the City Clerk, advising that City Council, on April 25, 26 and 27, 2006, referred Planning and Transportation Committee Report 2, Clause 13, Item (c), entitled "Council's Request to Introduce Separation Distances Between Holistic Centres, Adult Entertainment Parlours, Body-rub Parlours and Residential Zones in the Zoning Bylaws", back to the Planning and Transportation Committee for further consideration.

**9. Partial Settlement of Appeal of the new Official Plan by the Urban Development Institute and Greater Toronto Home Builders' Association**

**(In camera – subject matter relates to matters of litigation, or potential litigation)**

Confidential report (May 11, 2006) from the Chief Planner and Executive Director, City Planning and City Solicitor.

**BUILDING**

**10. Proposed Change to National Plumbing Code: Hot Water Delivery in Buildings**

Report (May 17, 2006) from the Chief Building Official and Executive Director, recommending Council support of the proposed interim change to the model National Plumbing Code that would limit the temperature of water supplied in buildings and set a maximum temperature of service water heaters. The proposed change is part of the Canadian Commission on Building and Fire Codes' national public review taking place from May 1 to June 30, 2006.



Recommendations:

It is recommended that:

- (1) Council convey its support to the Canadian Commission on Building and Fire Codes on the interim technical changes regulating hot water storage and delivery at fixtures, including requirements for lavatories and bathtubs / showers in particular, as part of the national public review; and
- (2) this report be forwarded to the Board of Health for information.

**11. Appointment of Building Inspectors**

Report (May 17, 2006) from the Chief Building Official and Executive Director, recommending direction be given to appropriate city staff to prepare a Bill to amend By-law 131-2004 which appoints inspectors required for the enforcement of the Building Code Act in the City of Toronto.

Recommendation:

It is recommended that authority be granted for the introduction of a Bill revising the list of appointed Inspectors under the Building Code Act, 1992

**12. Outstanding Auditor's Recommendation: Implementation of Building Code Statute Law Amendment Act**

Report (May 17, 2006) from the Chief Building Official and Executive Director, responding to Recommendation 4 of the Audit Committee's Report 10, Clause 5, Urban Development Services Building Division Review, which was adopted by City Council on December 4, 5 and 6, 2001 on the implementation of the Building Code Statute Law Amendment Act (Bill 124) with respect to the transparency of building fees and the consideration of an "enterprise model" for Building Division operations.

Recommendations:

It is recommended that:

- (1) this report be received for information; and
- (2) a copy of this report be forwarded to the Audit Committee for information.

## MUNICIPAL LICENSING AND STANDARDS

### **13. Licensing of Operators of Clothing Drop Boxes** **12 noon**

**(Public Meeting under the *Municipal Act*)**

Report (May 17, 2006) from the Executive Director, Municipal Licensing and Standards, bringing forth to Council a draft by-law for the licensing of operators of clothing drop boxes, in accordance with direction from Council.

Recommendations:

It is recommended that:

- (1) Council adopt the proposed by-law amendments to Toronto Municipal Code Chapter 545, Licensing, Chapter 629, Property Standards and Chapter 441, Fees, as per Appendix A;
- (2) the by-law amendments come into effect on January 1, 2007;
- (3) the City Solicitor be directed to prepare the necessary bill to give effect to any recommendations adopted by Council; and
- (4) City staff be authorized and directed to take any other action necessary to implement the by-law amendments.

### **13(a). Licensing of Operators of Clothing Drop Boxes**

**(In Camera – subject matter relates to matters of litigation, or potential litigation)**

Confidential report (April 26, 2006) from the City Solicitor.

### **14. Operation of Construction Equipment in Residential Neighbourhoods on Sundays and Statutory Holidays** **2:00 p.m.**

*(No written material.)*

The Planning and Transportation Committee, at its meeting of May 1, 2006, deferred consideration of the following Motion by Councillor Moscoe until its meeting of June 1, 2006, and requested that all ratepayers associations, condominium boards and the construction industry be so advised:

“Prohibit the use of construction equipment on Sundays and holidays within 100 metres of any residential dwelling units.”

**15. Age of Replacement Vehicles for Taxicabs**

**3:30 p.m.**

**(Public Meeting under the *Municipal Act*)**

Report (May 8, 2006) from the Executive Director, Municipal Licensing and Standards, bringing forward for consideration a possible amendment to the age of vehicle provisions in the City of Toronto Municipal Code relative to replacement vehicles to be used as taxicabs.

Recommendation:

It is recommended that consideration be given to amending Chapter 545, Article VIII, Section 545-140, H (1) (a) of the City of Toronto Municipal Code to provide that replacement vehicles to be used as taxicabs be no more than three model years old by year date.

**16. The Creation of, and Terms of Reference for a Consultation Group to Provide Input to Municipal Licensing and Standards Regarding Issues Pertaining to Toronto’s Taxicab Industry**

Report (May 16, 2006) from the Executive Director, Municipal Licensing and Standards, reporting on the creation of, and the terms of reference for a consultation group to provide input to the Municipal Licensing and Standards Division, regarding issues pertaining to Toronto's taxicab industry.

Recommendations:

It is recommended that:

- (1) City Council endorse the creation of the Taxicab Industry Consultation Group (TICG);
- (2) City Council endorse the terms of reference for the TICG, attached as Appendix “A”;
- (3) City Council endorse the plan for the selection of members to, and the composition of the TICG; and
- (4) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

**17. Safety Camera Systems in Taxicabs**

Report (May 16, 2006) from the Executive Director, Municipal Licensing and Standards, reporting on the review of the technical specifications and system requirements for safety camera systems required in taxicabs.

Recommendation:

It is recommended that this report be received for information.

**18. A Proposal to License Builders**

Report (May 10, 2006) from the Executive Director, Municipal Licensing and Standards, reviewing the feasibility of licensing builders within the City of Toronto.

Recommendation:

It is recommended that this report be received for information.

**19. Analysis of the City's Capabilities to Address Graffiti**

Report (May 16, 2006) from the Executive Director, Municipal Licensing and Standards, providing an analysis as to whether graffiti has increased throughout the City, and what measures the City has, and the capacity of staff to respond to complaints for the removal of graffiti from public spaces.

Recommendation:

It is recommended that this report be received for information.

**20. Implementation of an On-Line Bicycle Licensing System**

Report (May 10, 2006) from the City Manager, evaluating the economic feasibility of implementing an on-line bicycle licensing system, whereby the additional capital money can be used for enhancing bike rings, upgrades or signage.

Recommendation:

It is recommended that this report be received for information.

**21. Process to Address Tree Preservation Requirements Related to Development and Construction Applications**

Report (May 16, 2006) from the General Manager, Parks, Forestry and Recreation, reporting as requested, on a process to avoid future tree related conflicts similar to what was experienced at 245 Princess Avenue.

Recommendation:

It is recommended that this report be received for information.



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**PLANNING AND TRANSPORTATION COMMITTEE  
SUPPLEMENTARY AGENDA  
MEETING 4**

**Date of Meeting:** Thursday, June 1, 2006  
**Time:** 9:30 a.m.  
**Location:** Committee Room 1  
City Hall  
100 Queen Street West  
Toronto, Ontario

**Enquiry:** Betty Henderson  
Committee Administrator  
416-392-8088  
bhender1@toronto.ca

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**ADDED ITEMS:**

**22. Unlicensed Limousines Scooping Airport Fares at Hotels**

*(To be considered with Items 15, 16 and 17)*

Report (April 11, 2006) from the General Manager, Transportation Services and the Executive Director, Municipal Licensing and Standards, responding to a request from the Works Committee for a report on a number of issues related to unlicensed limousines scooping fares to the airport from Toronto hotels.

Recommendation:

It is recommended that this report be received for information.

**23. Potential to Increase the Number of Taxi Stands Adjacent to TTC Subway Stations**

*(To be considered with Items 15, 16 and 17)*

Communication (May 29, 2006) from the City Clerk, advising that City Council on May 23, 24 and 25, 2006, adopted Works Committee Report 3, Clause 5, as amended, and directed that a copy be forwarded to the June 1, 2006, meeting of the Planning and Transportation Committee for information.

*Note: Item 11 Appendix attached.*