



**PLANNING AND TRANSPORTATION COMMITTEE
AGENDA
MEETING 5**

Date of Meeting: Tuesday, July 4, 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

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 -- June 1 and 14, 2006

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

10:00 a.m.	-	Item 1	2:00 p.m.	-	Items 15, 16 & 17 (In-camera)
10:30 a.m.	-	Item 7	2:30 p.m.	-	Item 5
11:00 a.m.	-	Item 10			

CITY PLANNING

1. Temporary Rental and Sales Offices in former City of North York

(Public Meeting under the *Planning Act* – 10:00 a.m.)

Report (June 16, 2006) from the Chief Planner and Executive Director, City Planning, responding to a Motion adopted by City Council on December 5-7, 2005, that directs the Chief Planner to review the provisions in the former City of North York Zoning By-law regarding temporary rental and sales offices incidental to construction and report to the Planning and Transportation Committee with any recommended changes.

Recommendations:

It is recommended that City Council adopt the following changes to the former City of North York Zoning By-law 7625, as amended:

- (1) remove the permission for temporary rental and temporary sales offices incidental to construction from Rural Residential (R-R), Suburban Residential (R-A) and all One Family Detached Dwelling Zones (R1 to R7, inclusive) except for lands abutting major roads in the North York Centre Area (i.e., having a right-of-way width of 27m or greater);
- (2) remove the permission for temporary rental and temporary sales offices incidental to construction from all medium density residential zones (RM1 to RM6, inclusive) except for lands abutting major roads;
- (3) require that temporary rental and temporary sales offices incidental to construction comply with the development standards of the zones where they are permitted; and.
- (4) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

2. Toronto Heritage Grant Program – 2006 Grant Awards

Report (June 15, 2006) from the Chief Planner and Executive Director, City Planning, requesting Council approval of the recommended grant awards for the 2006 Toronto Heritage Grant Program as set out in this report.

Recommendations:

It is recommended that:

- (1) Council approve awards for the 2006 Toronto Heritage Grant Program for the 29 heritage properties in the City of Toronto as set out below, to assist in funding the scope of restoration work generally described in Attachment No.1 of this report, in accordance with the Terms and Conditions of the Toronto Heritage Grant Program previously approved by City Council:

25 Augusta Avenue (Edward Leadlay House) - \$10,000.00;
40 Bin-Scarth Road - \$5,000.00;
31 Bishop Street - \$5,000.00;
33 Bishop Street - \$5,000.00;

35 Bishop Street - \$5,000.00;
37 Bishop Street - \$5,000.00;
39 Bishop Street - \$5,000.00;
41 Bishop Street - \$5,000.00;
525 Bloor Street East (St. Simon's Church) – \$10,000.00;
141 Blythwood Road - \$1,600.00;
90 Burndale Avenue (Joseph Shepard House) - \$2,400.00;
286 Carlton Street (Frederick Nicholls House) – \$4,650.00;
15 Dale Avenue - \$8,000.00;
133 Davenport Road – \$10,000.00;
2 Elm Avenue (Glenhurst) - \$8,000.00;
20 Gerrard Street East (Willard Hall) – \$11,000.00;
417 King Street East (Little Trinity Church Rectory) - \$4,500.00;
25 King Street West (Canadian Bank of Commerce) - \$19,000.00;
3750 Kingston Road (Jeremiah Annis House) - \$10,000.00;
1204 Queen Street West (Gladstone Hotel) - \$25,000.00;
51 Rosedale Road - \$10,000.00;
46 Salisbury Avenue - \$6,000.00;
75 Simcoe Street (St. Andrew's Presbyterian Church) - \$25,000.00;
33 Tranby Avenue - \$3,100.00;
106 Trinity Street (Enoch Turner Schoolhouse) – \$15,000.00;
17 Wellesley Avenue - \$2,500.00;
340 Wellesley Street East - \$5,000.00;
342 Wellesley Street East - \$5,000.00; and
391 Wellesley Street East - \$3,250.00;

- (2) that use of the grant awards outlined in Recommendation (1) of this report, be limited to only the proposed restoration work approved by the Chief Planner and Executive Director, City Planning Division, and that issuing of the grant award be subject to the grant recipient satisfying all conditions as set out in the Letter of Understanding between the City and the grant recipient;
- (3) that the condition of the Toronto Heritage Grant Program requiring recipients of grants of \$20,000 or more to enter into a Heritage Easement Agreement be waived; and
- (4) that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, and that leave be granted for the introduction of any necessary bills in Council to give effect thereto.

**3. Toronto Waterfront Revitalization Initiative
TTC-TWRC Waterfront Transit Environmental Assessments
Terms of Reference
(Ward 28 – Toronto Centre-Rosedale and Ward 30 – Toronto-Danforth)**

Report (June 12, 2006) from the Chief Planner and Executive Director, City Planning, to endorse submission of the Terms of Reference (ToR) for the Waterfront Transit Environmental Assessments to the Ministry of the Environment consistent with the report and attachments that will be dealt with by the Toronto Transit Commission at their meeting of June 21, 2006.

Recommendation:

It is recommended that City Council endorse submission of the Terms of Reference for the Waterfront Transit Environmental Assessments to the Ministry of the Environment for approval as part of the individual Environmental Assessment process, in accordance with the requirements of the Ontario Environmental Assessment Act.

- 3(a).** Report (June 21, 2006) from the Toronto Transit Commission entitled, “TTC – TWRC Waterfront Transit Environmental Assessments – Terms of Reference”.

4. Short-Term Delegation of Authority to Deal with Applications under Parts IV and V of the Ontario Heritage Act During and After the Municipal Election

Report (June 9, 2006) from the Chief Planner and Executive Director, City Planning, to delegate authority to the Chief Planner and Executive Director, City Planning Division, to respond to applications to alter or demolish designated or listed buildings or to erect, demolish or alter the exteriors of buildings located in heritage conservation districts under Parts IV and V of the Ontario Heritage Act, until the resumption of regular Council meetings following the November 2006 municipal election.

Recommendations:

It is recommended that:

- (1) except for permits that must be or are deemed to be issued under Article IV of the Municipal Code, Chapter 103, Heritage, the Chief Planner and Executive Director, City Planning Division, or his designate be directed to refuse applications made under Parts IV or V of the *Ontario Heritage Act* that have not been considered by Council at or prior to its last regularly scheduled meeting before the November 2006 municipal election and for which the ninety-day period in which Council must respond will expire before Council will be in a position to give notice of the decisions made at its first regularly scheduled meetings in 2007, unless the applicant or owner agrees to extend this period to allow Council to consider the application at its first regularly scheduled meeting in 2007 and to give notice of its decision;
- (2) the Chief Planner and Executive Director, City Planning Division, or his designate be directed to express Council’s intent to designate a property under

Part IV of the *Ontario Heritage Act* that is listed in the City's Inventory of Heritage Properties when a demolition application is submitted for that property;

- (3) the Chief Planner and Executive Director, City Planning Division, report back to Council, through the appropriate Community Council at the first available meeting in 2007, with a list of the applications received and the decisions made in relation thereto: and
- (4) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

5. Tall Building Design Guidelines

2:30 p.m.

(Presentation)

Report (June 6, 2006) from the Chief Planner and Executive Director, City Planning, releasing the findings of the attached report entitled "Design Criteria for Review of Tall Building Proposals", prepared by HOK Canada + Urbana Architects Corporation (June, 2006).

Recommendations:

It is recommended that:

- (1) the design guidelines contained in the attached report entitled "Design Criteria for Review of Tall Building Proposals" be applied to future tall building development applications in conjunction with the application of the Built Form policies of Section 3.1.3 of the City's Official Plan; and
- (2) the effectiveness of the tall building design guidelines referred to in Recommendation (1) above, be tested over a period of one year and any necessary modifications identified during that review period be reported back to the Planning and Transportation Committee.

**6. Results of Consultation on Proposal Implementation
Guidelines for Section 37 of the Planning Act**

10:30 a.m.

Report (June 15, 2006) from the Chief Planner and Executive Director, City Planning, to discuss the comments received in response to consultation on the Proposed Implementation Guidelines for Section 37 of the Planning Act, and to recommend revised Guidelines for adoption.

Recommendations:

It is recommended that:

- (1) the revised S.37 Implementation Guidelines attached as Appendix A to this report be adopted for use by City Council, City staff, the development industry and the general public in the implementation of S.37 of the *Planning Act*; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

7. Regulating the Maximum Occupancy of Rooming Houses Located in Residential Zones

Report (June 12, 2006) from the Chief Planner and Executive Director, City Planning, describing the regulations pertaining to the maximum occupancy of rooming houses that are located in residential zones.

Recommendations:

It is recommended that:

- (1) this report be received for information, and
- (2) if further investigation of controlling maximum occupancy in rooming houses is requested by Council, Legal staff review both the statutory framework available as well as any potential constitutional limitations.

8. Percent for Public Art Policy

Report (June 16, 2006) from the Chief Planner and Executive Director, City Planning, providing the Planning and Transportation Committee with background on public art policies that can be used in development approval.

Recommendations:

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

MUNICIPAL LICENSING AND STANDARDS

9. Review of New Applications to be Included in the City's List of Approval Professional Holistic Associations **11:00 a.m.**

(Public Meeting under the *Municipal Act*)

Report (June 5, 2006) from the Executive Director, Municipal Licensing and Standards, recommending to the Planning and Transportation Committee an additional list of Professional Holistic Associations that meet the City of Toronto's criteria with respect to the licensing of holistic practitioners.

Recommendations:

It is recommended that:

- (1) the following four holistic associations be included in Toronto Municipal Code Chapter 545, Licensing, Appendix L, and that these associations be recognized as Professional Holistic Associations for the purposes of licensing holistic practitioners and owners:
 1. Canadian Hand Reflexology and Holistic Association;
 2. Health and Healing Holistic Association;
 3. The Japanese Shiatsu & Holistic Medicine Society of Canada; and
 4. Shiatsu Therapists Alliance (Toronto);
- (2) the City Solicitor be directed to prepare the necessary bill to give effect to the recommendations in this report, effective immediately; and
- (3) all other appropriate City officials be authorized and directed to take the necessary actions to give effect thereto.

10. Taxicab Driver Protective Shield Program

Report (June 19, 2006) from the Executive Director, Municipal Licensing and Standards, reporting on a methodology to determine the feasibility of mandatory taxicab driver protective shield programme, including consulting with taxicab drivers, the possibility of conducting a poll and possible models for the financing of the installation of protective shields through a taxicab fare surcharge or other viable financing options without direct costs to the City of Toronto.

Recommendations:

It is recommended that:

- (1) the Executive Director of Municipal Licensing and Standards Division conduct a feasibility study regarding a mandatory taxi shield program and report to Planning and Transportation Committee by March 2007; and
- (2) the Executive Director of Municipal Licensing and Standards Division to undertake an independent, statistically valid survey of Toronto citizens who are taxicab users to determine their views on the implementation of a mandatory taxi cab shield program.

11. A Proposal to License Builders
(*Deferred from June 1, 2006 meeting*)

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.

12. Jones Auto Wreckers – 1 and 2 Thora Avenue

Report (June 18, 2006) from the Executive Director, Municipal Licensing and Standards, presenting options on the removal of the auto wreckers from this area.

Recommendation:

It is recommended that this report be received for information purposes only.

13. Use of section 433 of the *Municipal Act, 2001* to Eliminate Public Nuisances or Activities and Circumstances that Cause or Contribute to a Public Nuisance

Report (June 16, 2006) from the City Solicitor reviewing the use of Section 433 of the Municipal Act, 2001 as an enforcement option, as background for three separate reports which are to be considered by Committee; Section 433 permits municipalities to apply to the Courts to close down problem properties as 'public nuisances' for up to two years.

Recommendation:

It is recommended that this report be received for information.

14. Options to use Section 433 of the *Municipal Act, 2001* 2:00 p.m.

(In camera – subject matter relates to litigation or potential litigation)

Confidential report (June 16, 2006) from the City Solicitor.

**15. Options to use Section 433 of the *Municipal Act, 2001*
(In camera – subject matter relates to litigation or potential litigation)**

Confidential report (June 16, 2006) from the City Solicitor.

**16. City of Toronto Court Applications
(In camera – subject matter relates to litigation or potential litigation)**

Confidential report (June 19, 2006) from the City Solicitor.

17. 1998, 2001 & 2004 APTA Rail Safety Audits – Updates

Communication (May 18, 2006) from the General Secretary, Toronto Transit Commission, forwarding the report entitled, “1998, 2001 & 2004 APTA Rail Safety Audits – Updates” to City of Toronto Council, through the City Planning and Transportation Committee for information.



**PLANNING AND TRANSPORTATION COMMITTEE
SUPPLEMENTARY AGENDA
MEETING 5**

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10(a). Communication (July 4, 2006) from Gerry H. Manley

ADDED ITEMS:

**18. Toronto Waterfront Revitalization Initiative
Community Improvement Project Area By-law
East Bayfront, West Don Lands, Port Lands and South of Eastern Avenue
File No. 2005 104354**

Report (June 20, 2006) from Fareed M. Amin, Deputy City Manager, recommending the passing of a Community Improvement Project Area By-law for the East Bayfront, West Don Lands, Port Lands, and South of Eastern Avenue; and seeking Council authorization for community consultation on draft Community Improvement Plans within the four areas.

Recommendations:

It is recommended that Council:

- (1) adopt the draft Community Improvement Project Area By-law for East Bayfront, West Don Lands, Port Lands and South of Eastern Avenue, included as Attachment No. 2 to this report, and authorize the City Solicitor to make such stylistic and technical changes to the draft By-law as may be required;

- (2) receive for information the menu of possible financial incentives identified in this report to be considered during the preparation of the Community Improvement Plans;
- (3) endorse the following principles for the use of incentives in the Community Improvement Plans:
 - (a) Effective city building;
 - (b) Generate jobs/employment;
 - (c) Encourage new commercial investment;
 - (d) Fair and equitable access to incentives;
 - (e) Transparent distribution of incentives;
 - (f) Cost-efficient achievement of objectives;
 - (g) Limited government risk and liability; and
 - (h) Efficient and timely administration;
- (4) request the Province to match the City's incentives by contributing the education tax portion of the property tax within the Community Improvement Project Area;
- (5) direct staff to continue to explore the introduction of Provincial and Federal incentives within the Community Improvement Project Area with the other orders of government;
- (6) direct City and TEDCO staff, in consultation with TWRC, to prepare Community Improvement Plans and schedule community consultation meetings together with the Ward Councillors when appropriate; and
- (7) authorize and direct the appropriate City officials to give effect thereto.