
Planning and Growth Management Committee

Meeting No.	2	Contact	Merle MacDonald, Committee Administrator
Meeting Date	Thursday, February 15, 2007	Phone	416-392-7340
Start Time	9:30 AM	E-mail	mmacдона@toronto.ca
Location	Committee Room 1, City Hall		

Planning and Growth Management Committee		
Councillor Brian Ashton (Chair) Councillor Peter Milczyn (Vice-Chair)	Councillor Frank Di Giorgio Councillor John Filion	Councillor Karen Stintz Councillor Adam Vaughan

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Declarations of Interest under the Municipal Conflict of Interest Act

Speakers/Presentations – A Complete list will be distributed at the meeting

Communications/Reports

PG2.1	ACTION		Transactional	Wards: 8
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Steeles Avenue Corridor (Jane Street to Keele Street) City of Vaughan Official Plan Amendment 620 - Request for Direction Report

(January 31, 2007) report from Chief Planner and Executive Director, City Planning Division

Recommendations

The City Planning Division recommends that:

1. City Council instruct the City Solicitor and the appropriate City staff to attend the Ontario Municipal Board to support the position outlined in the following recommendation:
 - a. protect the City's interests at the Ontario Municipal Board vis-a-vis issues raised by the appellants as they relate, but are not limited to, infrastructure improvements, traffic and transit impacts, additional density and urban design policies;
 - b. the phasing mechanisms in OPA 620 be maintained and applied to all of the lands to ensure that the ultimate achievable densities in OPA 620 will not be met until:
 - i. funding for the subway extension has been committed;
 - ii. the environmental assessment for the new east-west road north of Steeles Avenue and any other roads are initiated;
 - iii. the City of Vaughan's Master Environmental Servicing Plan is completed; and
 - iv. the City of Vaughan's master plan for Recreation, Culture, Parks Buildings and Facilities evaluates needs and identifies an appropriate funding strategy in the OPA 620 area;
 - c. the wording of Section 37 policies dealing with implementation of community services be amended to clarify what are the "required" community services; and
2. City Clerk forward a copy of this report to the City of Vaughan and Region of York.

Financial Impact

There are no financial implications resulting from the adoption of this report.

Summary

The City of Vaughan has adopted and York Region has approved Amendment No. 620 (OPA 620) to the Vaughan Official Plan which redesignates the corridor along the north side of Steeles Avenue West from Keele Street to Jane Street from “Employment Area” to a mixed use higher density area in support of significant public investment in transit improvements, including the Spadina Subway Extension. The OPA 620 plan is expected to accommodate 5,500 residential units for a potential population of 11,000 people and approximately 4,000 employees. The Official Plan Amendment has been appealed to the Ontario Municipal Board (OMB) by three of the landowners in the OPA 620 area. This purpose of this report is to seek Council direction for the City Solicitor to seek party status at the Ontario Municipal Board to support the position outlined in this report. OPA 620 has direct impact on the City’s interests for future development around the York University Secondary Plan area, which is currently under review, and on Steeles Avenue. It is important that the City of Toronto participate as a party at the OMB hearing in order to continue to represent the City’s interests in this area.

Background Information

Staff Report - Steeles Avenue Corridor

(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-1532.pdf>)

PG2.2	ACTION			Wards: All
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Designation of Community Improvement Project Areas for the Business Improvement Area (BIA) Commercial Façade Program

(January 15, 2007) report from Chief Planner and Executive Director, City Planning Division

Recommendations

1. the City Solicitor, in consultation with the Chief Planner and Executive Director, City Planning Division, and the General Manager of Economic Development, Culture, and Tourism, be authorized to prepare the necessary by-laws to designate six new BIAs as Community Improvement Project Areas and to amend five existing Community Improvement Project Areas, as set out in Attachments 1 and 2;
2. the Chief Planner and Executive Director, City Planning Division, in consultation with the General Manager of Economic Development, Culture and Tourism, and the Ministry of Municipal Affairs and Housing, be authorized to prepare new Community Improvement Plans and amendments to existing Community Improvement Plans for the areas indicated in Attachments 1 and 2;
3. in accordance with the requirements of the Planning Act, staff be authorized to hold a public meeting before the Planning and Growth Management Committee regarding the CIPA and CIP by-laws;
4. this report be forwarded to the Economic Development Committee for information; and

5. appropriate City officials be authorized and directed to take the necessary actions to give effect thereto.

Financial Impact

There are no financial implications contained in this report.

Summary

This report seeks authority to prepare by-laws to designate six newly created BIAs as Community Improvement Project Areas (CIPAs) and to include corresponding Community Improvement Plans (CIPs) for these areas. Authority is also sought to amend five existing CIPAs and CIPs in response to BIA boundary changes. These by-laws will allow the City to extend its Commercial Façade Improvement Program to property owners within these BIAs once the BIA becomes eligible under the program criteria and to property owners within expanded BIAs that are currently eligible.

Background Information

Staff Report - Designation of Community Improvement Project
<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-1534.pdf>

PG2.3	ACTION			Wards: 19
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Waterfront West Streetcar Transit Environmental Assessment - Terms of Reference

(January 24, 2007) report from Chief Planner and Executive Director, City Planning Division

Recommendations

City Council endorse the Toronto Transit Commission's submission of the Terms of Reference for the Waterfront West Streetcar Environmental Assessment to the Minister of the Environment for approval in accordance with the requirements of the Ontario Environmental Assessment Act.

Financial Impact

The recommendations in this report have no financial impact.

Summary

To endorse submission of the Terms of Reference (ToR) for the Waterfront West Streetcar Environmental Assessment to the Minister of the Environment consistent with the report and attachments that will be dealt with by the Toronto Transit Commission at their meeting of January 31, 2007.

Background Information

Staff Report - Waterfront West Streetcar

(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-1535.pdf>)

3a Toronto Transit Commission's Waterfront West Streetcars Environmental Assessment - Terms of Reference

(February 1, 2007) report from General Secretary, Toronto Transit Commission

Recommendations

That City Council approve the Terms of Reference for the Waterfront West Streetcars Environmental Assessment (EA) prior to submission to the Ministry of the Environment (MOE).

Summary

Approval of the Terms of Reference for the Toronto Transit Commission's Waterfront West Streetcars Environmental Assessment.

Background Information

TTC Waterfront Report

(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-1537.pdf>)

TTC Waterfront West Streetcars

(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-1536.pdf>)

PG2.4	ACTION			
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Official Plan Housing Policies Settlement

Confidential - Attachment 1 regarding Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board

(January 23, 2007) report from Chief Planner and Executive Director, City Planning Division and the City Solicitor

Recommendations

The City Planning Division and City Solicitor recommend that:

1. City Council adopt the recommendations set out in Confidential Attachment 1 to this report; and

2. City Council authorize the public release of the confidential information and recommendations in Attachment 1, subsequent to the Ontario Municipal Board issuing its order in this matter and in the absence of any appeals or review of the Board's Decision/Order.

Financial Impact

The adoption of this report will eliminate the need for a hearing of these matters.

Summary

The Urban Development Institute and the Greater Toronto Home Builders' Association appealed the housing policies of the new Official Plan as part of their omnibus appeal of the Plan. They subsequently took issue with certain modifications to the housing policies made by Council in December 2005. Following a series of Ontario Municipal Board pre-hearings between July and November 2006, all of the Plan's housing policies have been brought into force except for Sections 4.2.3 c), 3.2.1.5 b) and 3.2.1.9 as well as the definitions of Affordable rental housing and Affordable ownership housing. This report recommends modifications to these policies to be presented by the City Solicitor to the Ontario Municipal Board to settle the remaining housing policy issues and bring the modified policies into force. The recommended modifications to the housing policies of the Official Plan are found in confidential Attachment 1 to this report.

Background Information

Staff Report Office Plan Housing

<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-1540.pdf>

PG2.5	Information		Transactional	
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Potential for Including Heritage Conservation District Studies as Benefits Under Section 37 of the Planning Act

(January 29, 2007) report from Chief Planner and Executive Director, City Planning Division

Summary

As requested by City Council at its September, 2006 meeting, this report discusses the potential for including Heritage Conservation District (HCD) studies as eligible benefits under Section 37 (S.37) of the Planning Act. The S.37 policies of the Official Plan, as approved by the Ontario Municipal Board (OMB), require that S.37 community benefits be capital facilities. HCD studies are not capital facilities, and thus an amendment to the Official Plan would be necessary for such studies to become eligible community benefits. City Planning staff does not support such an Official Plan amendment, for the following reasons: - the historical practice in Toronto in the use of S.37, pre- and post-amalgamation, has been to generally limit S.37 benefits to capital facilities; - the intent of the former City of Toronto Official Plan S.37

policies was to limit benefits to capital facilities; - the S.37 Implementation Framework adopted by Council in 2000 specified that S.37 benefits were to be capital facilities; - other jurisdictions, such as the City of Vancouver’s density incentives, limit benefits to capital facilities; - the Official Plan S.37 policies adopted in 2002 limited S.37 benefits to capital facilities; - community benefits should be durable, physical assets; - developers who contribute the funds are generally opposed to non-capital facilities as benefits (as are many residents’ organizations); - including HCD studies as eligible S.37 benefits would set an undesirable precedent for inclusion of other studies or other program/operating matters; - Council’s adopted policy on donations for community benefits outside the planning and procurement processes also requires such benefits to be capital facilities and maintains a consistent approach; and - HCD study funding should be provided through the City budget process.

Background Information

Staff Report Heritage Conservation

(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-1539.pdf>)

PG2.6	Information		Transactional	
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Toronto Transit Commission’s 1998, 2001 and 2004 APTA Rail Safety Audits – Updates

(December 18, 2006) letter from General Secretary, Toronto Transit Commission

Summary

Forwarding for information the report, entitled “1998, 2001 & 2004 APTA Rail Safety Audits – Updates” which was considered by the Toronto Transit Commission on December 13, 2006.

Background Information

TTC Safety Audits

(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-1538.pdf>)