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## Planning and Growth Management Committee

<b>Meeting No.</b>	4	<b>Contact</b>	Merle MacDonald, Committee Administrator
<b>Meeting Date</b>	Thursday, May 3, 2007	<b>Phone</b>	416-392-7340
<b>Start Time</b>	9:30 AM	<b>E-mail</b>	mmacdona@toronto.ca
<b>Location</b>	Committee Room 1, City Hall		

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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

### Confirmation of Minutes – March 29, 2007

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

### Communications/Reports

PG4.1	ACTION		Policy	
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## Green Roof Incentive Pilot Program

(April 18, 2007) report from General Manager, Toronto Water

### Recommendations

The General Manager, Toronto Water, in consultation with the Chief Planner and Executive Director, City Planning, and the Chief Building Official and Executive Director, Toronto Building, recommends that:

1. the General Manager of Toronto Water be authorized to establish and implement the administrative details for the extension of the Green Roof Incentive Pilot Program on terms and conditions satisfactory to the General Manager in accordance with the terms of reference adopted and until funding for the program is depleted;
2. the terms of reference set out in Appendix 1 to this report be adopted as the selection criteria for the Green Roof Incentive Pilot Program;
3. the General Manager of Toronto Water be authorized to exercise a discretion, to ensure a broad range of installation types (building form, size and location, and green roof design), in the selection of applications for inclusion in the Program in the event that there is a greater demand for grant funds than have been budgeted for in the Green Roof Incentive Pilot Program on the following basis:
  - a. where there is more than one application for a similar installation type, subject to meeting the terms and conditions of the Program, the successful applicant will be based on the earliest complete application received; and
  - b. where there is more than one application by a property owner, the application for the building with the larger roof area will be selected, subject to meeting the requirements in 3a;
4. for the purposes of the Green Roof Incentive Pilot Program only, a financial incentive of:
  - a. \$20.00 per square metre of green roof installed, be paid to eligible single-family residential property owners as per the terms of reference set out in Appendix 1 to this report, to a maximum of \$10,000.00; and
  - b. \$50.00 per square metre of green roof installed, be paid to eligible industrial, commercial and multi-family residential property owners as per the terms of reference set out in Appendix 1 to this report, to a maximum of \$100,000.00;

5. the General Manager of Toronto Water enter into discussions with Toronto Hydro or other agencies with a view of securing additional funding for the Green Roof Incentive Pilot Program;
6. this report be forwarded to the Parks and Environment Committee, for their consideration in establishing a permanent Green Roof Incentive Program, including a review of the level of financial incentives, other parties that should be contributing funding to the program in light of the issues raised in this report and various options to address regulatory matters, all in support of the City's Climate Change and Clean Air Action Plan; and
7. the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

### **Financial Impact**

The 2007 Toronto Water approved Capital Budget includes \$200,000 in WBS Element CWW475 – Green Roof Pilot Incentive for this initiative.

### **Summary**

This report provides an evaluation of the Green Roof Incentive Pilot Program which was administered in 2006, resulting in the construction of 16 new green roofs in the City by the end of 2007. Based on the experience gained from administering the pilot program and continued public interest in green roofs, this report outlines proposed changes to the program to help further advance the implementation of green roof technology in buildings within the City, particularly within the industrial and commercial sectors.

The revised Green Roof Incentive Pilot Program continues to be available to all property owners in the City of Toronto. However, changes in the Program are proposed to increase the level of uptake which includes simplified performance and eligibility criteria and increases in financial incentives offered.

The benefits of green roof technology in reducing energy consumption, stormwater runoff and the urban heat island effect are recognized and a green roof incentive program has been proposed as a key component in the City's forthcoming Climate Change and Clean Air Action Plan.

### **Background Information**

staff report - green roof incentive pilot program

<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-3302.pdf>

PG4.2	Information		Transactional	
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### **Implementation and Compliance with the Green Roof Policy**

(April 19, 2007) report from Chief Planner and Executive Director, City Planning Division

**Summary**

The purpose of this report is to describe how compliance with the City of Toronto’s voluntary green roof criteria will be monitored and reported. Three avenues to promote compliance with Toronto’s green roof criteria are being developed, as follows:

1. The final reports on all Official Plan amendments, rezonings, and subdivision applications will include a section on compliance with the Toronto Green Development Standard. The Green Development Standard incorporates the criteria for green roofs as minimum requirements. Since green roofs are a development feature of the Standard that is of particular interest to the City, this section will include a description of whether a green roof will be constructed, and the extent to which it meets the green roof criteria.
2. Toronto Building is developing a construction standard for green roofs. This standard will be the foundation for further efforts to ensure the quality of green roofs built in Toronto.
3. If Toronto’s pilot green roof incentive program is renewed or made permanent, all roofs developed with its assistance will have to comply with Toronto’s green roof criteria.

**Financial Impact**

This report will have no financial impact beyond what has already been approved in the current year’s budget.

**Background Information**

staff report - implementation and compliance with the green roof policy  
<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-3303.pdf>

PG4.3	Information		Transactional	
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**Development Activity Update : "How Does The City Grow?"**

**Presentation**

(April 19, 2007) report from Chief Planner and Executive Director, City Planning Division

**Summary**

This report summarizes the findings of new research into development trends across Toronto.

The bulletin “Profile Toronto: How Does The City Grow?” is attached and has been posted to the City’s website. This report also fulfills a request from Council to report on the disposition of applications to convert employment lands to non-economic use.

Toronto is on track to accommodate the residential growth anticipated by the Official Plan to 2031.

- As of the fourth quarter 2006 there were 120,000 residential units in the development pipeline.
- Since Council adopted the Official Plan in November 2002 City Planning Division staff have dealt with 1,904 development projects.
- 68,637 residential units are proposed in the priority growth areas in keeping with the growth management strategy of the Official Plan (Downtown, the Centres and the Avenues).
- There has been a resurgence of commercial development activity Downtown with 6 active projects at year-end 2006 representing 423,500 m<sup>2</sup> of gross floor area.
- 1.3 million m<sup>2</sup> of commercial and industrial space has been built or is proposed in the Employment Districts since November 2002.
- Since November 2002 there have been 27 proposals for residential uses on 137 ha of employment land in the Official Plan Employment Districts for a total of 7,619 units.

### Financial Impact

There are no financial impacts arising from this report.

### Background Information

staff report - how does the city grow

<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-3304.pdf>

Profile Toronto: How does the city grow?

<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-3314.pdf>

PG4.4	Information		Transactional	
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### Building Permit Fees - 2006 Annual Report

(April 18, 2007) report from Chief Building Official and Executive Director, Toronto Building

### Summary

The attachment to this report contains the “Building Permit Fees 2006 Annual Report” for the 12-month period ending December 31, 2006.

Under the Building Code Statute Law Amendment Act, the City is required to report on the 2006 budget year outlining how new revenues collected have been used to cover the direct and indirect costs of administering and enforcing the Building Code Act and the Building Code.

### Financial Impact

The recommendation will have no financial impact beyond what has already been approved in the 2006 budget.

### Background Information

staff report - building permit fees - 2006 annual report

<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-3305.pdf>

PG4.5	Information		Policy	
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### **Making Building Plans Available To The Public Electronically**

(April 19, 2007) report from Chief Building Official and Executive Director, Toronto Building

#### **Summary**

This report provides information on the steps that will be taken by Toronto Building to ensure that building plans, which are permitted to be disclosed in accordance with the Division's Routine Disclosure Policy and the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), are available to authorized requesters electronically and via the Internet.

Effective June 1, 2007, Toronto Building will inform individuals authorized to access building plans in accordance with MFIPPA and the Division's Routine Disclosure Policy that they may request copies of such plans in an electronic format.

Toronto Building will report in the fall of 2007 on necessary amendments to Chapter 363, Part II of the Toronto Municipal Code, to require the electronic submission of all required information, including building plans, in connection with applications to the Division, such as building and demolition permits. This change will enable Toronto Building to move forward with initiatives to make building plans more readily available electronically and via the Internet.

#### **Financial Impact**

There is no financial impact resulting from the receipt of this report.

#### **Background Information**

staff report - making building plans available to the public electronically  
<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-3332.pdf>

PG4.6	ACTION		Transactional	
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### **Change to Parking Meter Rates, Adjustments to Parking Meter Zone Boundaries and Changes in Maximum Parking Durations On-Street Metered Locations**

(April 19, 2007) report from President, The Toronto Parking Authority

#### **Recommendations**

The President of the Toronto Parking Authority recommends that:

1. City Council approve the following changes to the existing on-street meter rates:
  - a. Where the current rate is \$3.00 (Zone AA) to increase the rate to \$3.50 per hour;
  - b. Where the current rate is \$2.00 (Zone A) to increase the rate to \$2.50 per hour;
  - c. Where the current rate is \$1.50 (Zone B) to increase the rate to \$2.00 per hour;  
and
  - d. Where the current rate is \$1.00 (Zone C) to increase the rate to \$1.50 per hour;  
except at Zone C locations which are to be re-designated as Zone D (\$1.00 per hour);
2. City Council authorize the establishment of a new rate Zone 'D' with a rate of \$1.00 per hour for the locations indicated as rate Zone 'D' on the Map provided;
3. City Council designate the on-street meter spaces in the area bounded by Bloor Street, University Avenue, College Street and Spadina Avenue as Zone A from the current Zone B designation;
4. City Council authorize an increase in the maximum allowable duration of stay to three hours at all metered spaces which currently have a maximum duration of stay of two hours;
5. City Council amend Chapter 179 (7)(D) of the City of Toronto Municipal Code to adjust the Authority's delegated authority to change rates from the existing upper limit of \$2.00 per hour to \$3.50 per hour with consent of the impacted Ward Councillor; and
6. City Council authorize the appropriate City officials to undertake the actions necessary to implement recommendations 1 to 5.

## **Financial Impact**

The changes recommended when fully implemented will increase the monthly revenue generated at on-street metered locations by approximately \$500,000 per month. The Authority will incur costs of \$1,075,000 to implement the changes. Funds have been allocated in the Authority's capital budget to undertake the change.

## **Summary**

The purpose of this report is to obtain City Council authority to amend the existing regulations concerning rates and durations of stay at on-street metered parking locations. The recommended rate changes represent increases which are generally consistent with the Toronto consumer price deflator and with fare changes which have been undertaken by the TTC since the current meter rates were enacted in July of 1999.

The City currently operates four metered rate zones with rates as indicated in the following Table:

<b>Zone</b>	<b>Rate Per Hour</b>	<b>Number of Spaces</b>
AA	\$3.00	770
A	\$2.00	2,540
B	\$1.50	7,950
C	\$1.00	6,230

The rates in Zones A, B, and C were established by City Council in July of 1999 and have been in effect since that time, although the rates at some of the meters in rate Zone B were increased from then the pre-amalgamation existing rate of \$0.50 per hour to the current rate of \$1.50 per hour in two steps. Zone AA was created out of need in April of 2004 to address usage levels which were exceeding the supply of available parking spaces in the commercial core of the city.

A new rate zone with a rate of \$1.00 per hour is proposed for metered spaces in areas of the city where meters are required to encourage turnover but the overall levels of activity are relatively low at most time. These areas are generally located in the former cities of Etobicoke, Scarborough and York and are indicated on the Map provided.

At the present time metered spaces allow a maximum parking duration of 2 hours from 08:00 to 17:59 from Monday to Saturday and three hours at other times. It is being recommended that the maximum duration be increased to 3 hours at all times. This will accommodate trips such as medical and dental visits and dining trips where the parker expects to complete the activity within two hours but experiences unexpected and unpredictable delays.

The Authority is requesting an amendment to Chapter 179 of the Municipal Code to increase its delegated rate setting ceiling from \$2.00 to \$3.50. The \$2.00 ceiling was established in 1999 when this rate reflected the highest rate then in effect. As the highest rate will now rise to \$3.50 it is appropriate to increase the ceiling accordingly.

### **Background Information**

staff report - change to parking meter rates

(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-3307.pdf>)

board memorandum - changes to on-street rates

(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-3390.pdf>)

proposed changes to on-street rates

(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-3391.pdf>)

<b>PG4.7</b>	Presentation		Transactional	
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## **Ontario Heritage Act - New Provisions and Implications**

### **Presentation**

### **Summary**

Presentation by Chief Planner and Executive Director, City Planning Division



PG4.8	Information		Transactional	
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### **Customer Input Regarding Seating Preferences for the Forthcoming Order of 220 Orion VII Buses**

(February 6, 2007) letter from General Secretary, Toronto Transit Commission

#### **Summary**

Forwarding for the Committee's information on the action taken by the Toronto Transit Commission on January 31, 2007, respecting Customer Input On Seating Preferences for the forthcoming order of 220 Orion VII buses.

#### **Background Information**

ttc letter - customer input regarding seating preferences

(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-3308.pdf>)

ttc report - customer input regarding seating preferences

(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-3309.pdf>)

PG4.9	Presentation		Transactional	
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### **Toronto Transit City - Light Rail Plan**

#### **Presentation**

(March 27, 2007) letter from General Secretary, Toronto Transit Commission

#### **Summary**

Forwarding the report entitled "Toronto Transit City - Light Rail Plan" for the City's endorsement and support.

#### **Background Information**

ttc letter - toronto transit city - light rail plan

(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-3310.pdf>)

ttc report - toronto transit city - light rail plan

(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-3311.pdf>)

PG4.10	Presentation		Transactional	
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### **Air Pollution Coalition**

(April 9, 2007) letter from Lela Gary, Air Pollution Coalition

**Summary**

Requesting to make a presentation before the Planning and Growth Management Committee on changes to infrastructure and publicly-owned property at the west end of the Waterfront area at Bathurst Street, which will enhance the City's agenda on the Green and Beautiful City.

PG4.11	ACTION		Transactional	
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**Heritage Conservation Studies**

(April 23, 2007) letter from City Clerk

**Summary**

Referring to the Planning and Growth Management Committee a motion by Councillor Vaughan headed "Amend the Official Plan to Authorize Funding of Heritage Conservation District Studies as an Eligible Section 37 Community Benefit".

**Background Information**

letter from city clerk - heritage conservation studies

<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-3312.pdf>

motion from councillor vaughan

<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-3313.pdf>

PG4.12	Presentation			
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**Presentation - Eric Kuhne****Presentation – 4:00 pm**

(April 25, 2007) memo from Councillor Brian Ashton, Chair of the Planning and Growth Management Committee

**Summary**

Creation of mixed used centres of excellence with the soul of a city - using the interpretation of a City's own culture, archaeology, history, geography and customs.