
Planning and Growth Management Committee

Meeting No.	8	Contact	Merle MacDonald, Committee Administrator
Meeting Date	Wednesday, September 5, 2007	Phone	416-392-7340
Start Time	9:30 AM	E-mail	pgmc@toronto.ca
Location	Committee Room 1, City Hall		

Planning and Growth Management Committee		
Councillor Norman Kelly (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 - June 28, 2007

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

Communications/Reports

PG8.1	Presentation			
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Greater Toronto Airport Authority**Presentation**

(August 13, 2007) Letter from Director, Public Affairs and Communications, Greater Toronto Airport Authority

Summary

Mr. Toby Lennox, Vice-President of Corporate Affairs requesting to make a presentation.

Background Information

Communication from Greater Toronto Airport Authority
<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-5876.pdf>

PG8.2	ACTION			Ward: 26
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Official Plan Settlement – Hyde Park Limited Partnership

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

(July 25, 2007) Report from Chief Planner and Executive Director, City Planning and City Solicitor

Recommendations

The City Planning Division and City Solicitor recommend that:

1. City Council adopt the recommendations set out in Confidential Attachment 1.
2. City Council authorize the public release of the confidential information in Attachment 1, subsequent to the Ontario Municipal Board issuing its Order on 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 the appeal.

Summary

McCarthy Tetrault on behalf of Hyde Park Limited Partnership which includes General Partner Hyde GP Inc., Linway Developments Ltd., Kosmor Contracting Inc., Credit Meadow Holding

Inc., 870769 Ontario Limited and Amphere Construction Inc. appealed the Official Plan as it relates to their property bounded by Eglinton Avenue, Brentcliffe Road, Vanderhoof Avenue, Research Road and the West Don River Valley. Following negotiations with the appellant and staff, this report recommends a modification to Site and Area Specific Policy No. 142 in Chapter 7, Site and Area Specific Policies in the Official Plan in order to settle the appeal.

Background Information

Official Plan Settlement - Hyde Park Limited Partnership

(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-5884.pdf>)

PG8.3	ACTION			Ward: 33
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2205 Sheppard Avenue East Official Plan Amendment and Zoning By-law Amendment Application Refusal Report

(August 14, 2007) Report from Chief Planner and Executive Director, City Planning Division

Recommendations

The City Planning Division recommends that:

1. City Council refuse the application to amend the Official Plan and Zoning By-law.
2. Should the Official Plan and Zoning By-law Amendment applications be appealed to the Ontario Municipal Board, the City Solicitor and the appropriate City staff be authorized to appear before the Ontario Municipal Board in support of Council's refusal.

Financial Impact

The recommendations in this report have no financial impact.

Summary

An application has been submitted to amend the Toronto Official Plan and Zoning By-law No. 7625 for the former City of North York to permit a mixed use development through the conversion of employment lands to residential to accommodate 914 dwelling units in three residential towers, as well as commercial uses at the northwest corner of the property. The proposal does not conform with the Province's Growth Plan for the Greater Golden Horseshoe, nor the Toronto Official Plan, and is not consistent with the Provincial Policy Statement 2005. This report recommends refusal of the proposal. Approval of the application without first undertaking a municipal comprehensive review which addresses the conversion criteria of the Growth Plan would be contrary to the Places to Grow Act 2005 which requires that all municipal planning decisions conform with the Growth Plan. The City's new Official Plan has fulfilled the requirements of the comprehensive review by directing population and employment growth to appropriate priority locations.

Background Information

2205 Sheppard Avenue East Official Plan Amendment and Zoning By-law Amendment
Application Refusal Report

(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-5878.pdf>)

PG8.4	ACTION			Ward: All
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Heritage Management Plan, Phase 1

(August 14, 2007) Report from Chief Planner and Executive Director, City Planning Division

Recommendations

The City Planning Division recommends that:

1. Council adopt in principle the Heritage Management Plan, Phase 1.
2. Council direct staff to consult with other City divisions and stakeholders on further assessment and development of recommendations of the Heritage Management Plan, Phase 1.
3. Council direct staff to further assess, develop and report to Council on recommendations of the Heritage Management Plan, Phase 1.

Financial Impact

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

Summary

The City's Official Plan heritage policies and Culture Plan recommendations reflect the growing importance of heritage preservation in our city and indicate the need to develop a Heritage Management Plan for the City of Toronto. The Heritage Management Plan involves a comprehensive and evolving strategy which sets out the goals and objectives for the preservation and management of Toronto's heritage resources. Heritage preservation has been identified in provincial policy statements as a key provincial objective. The City's Official Plan and Culture Plan also make strong statements about the importance of heritage preservation and state that it is Council's policy and objective to preserve the archaeological, cultural and built heritage of the City by all means available. In September of 2006, Heritage Preservation Services staff retained the services of a consortium of consultants lead by Office for Urbanism to prepare for consideration the City of Toronto Heritage Management Plan, Phase 1. The Heritage Management Plan, Phase 1 resulted in three distinct groups of work: a. Identify goals and objectives for the protection of the City's heritage resources, b. Develop criteria and strategies for identification of heritage resources, and c. Identify resources available and needed to achieve goals and objectives. The resulting Plan has laid out six principles for heritage preservation in Toronto which encourage protection, city building, managing change, fostering awareness, collaboration and partnerships, and consistency. These six principles will help guide the recommendations of the Plan and help to further develop policy and procedures for

Heritage Preservation Services. This report outlines the next steps toward the completion and implementation of the Heritage Management Plan.

Background Information

Heritage Management Plan, Phase 1

(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-5880.pdf>)

Heritage Management Plan, Phase 1

(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-5881.pdf>)

PG8.5	ACTION			Ward: All
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Protocol for Negotiating Section 37 Community Benefits

(August 8, 2007) Report from Chief Planner and Executive Director, City Planning

Recommendations

City Planning Division recommends that:

1. The protocol attached as Appendix A to this report be used as a guide by Councillors and staff in negotiating community benefits under Section 37 of the *Planning Act*, in accordance with the policies of the Official Plan.

Financial Impact

This report has no financial implications.

Summary

As requested by Planning and Growth Management Committee at its March 29, 2007 meeting, this report forwards a protocol for negotiating community benefits to be secured in rezoning applications involving increases in height and/or density, pursuant to Section 37 of the Planning Act. The protocol attached as Appendix A to this report addresses the use of Section 37 (S.37), the inputs for determining the types of community benefits to be secured, including where relevant the land value of the proposed density increase, how the Ward Councillor is informed and consulted, the role of City Planning staff in the negotiations, and other issues regarding the negotiation of benefits. The application of the relevant Official Plan policies is the primary basis for determining an appropriate package of S.37 community benefits, and the proposed S.37 Implementation Guidelines, when adopted by City Council, may provide additional assistance. Staff recommends that this protocol be used by City staff and Councillors as a guide in negotiating Section 37 community benefits.

Background Information

Protocol for Negotiating Section 37 Community Benefits

(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-5879.pdf>)

PG8.6	ACTION			Ward: All
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Guidelines for the Placement of Utility Infrastructure in Association with New Developments to Limit its Visual Impacts

(August 14, 2007) Report from Deputy City Manager, Richard Butts

Recommendations

The Deputy City Manager recommends that:

1. An inter-divisional team, chaired by City Planning and Technical Services Divisions and consisting of key staff involved with the review of development applications and boulevard utility permit applications, be created to:
 - a. identify and evaluate options for the installation of development-related utility plants that would minimize their visual impacts from streets, parks and open spaces;
 - b. consult with utility companies on the preferred location for development- related utility plants that balance their legislative and safety considerations with City policy;
 - c. report back to City Council with a set of Utility Placement Guidelines for use across the City, and
 - d. recommend an implementation procedure that will ensure the guidelines are implemented efficiently, consistently and effectively.
2. That the Technical Services Division review current practices and find ways to implement the Utility Placement Guidelines for changes to utility plants that occur in the absence of new development.
3. Until such time as the Utility Placement Guidelines have been developed and approved by Council, it is recommended that landscape plans submitted as part of site plan applications be required to include the existing and proposed utilities plans to facilitate the review of utility placement by staff.

Financial Impact

There are no financial impacts resulting from the adoption of this report. The Deputy City Manager and Chief Financial Officer has reviewed this report and agree with the financial impact information.

Summary

In order to provide for a consistent, city-wide approach to ensure that the placement of utilities installed in conjunction with new developments minimizes their visual impacts, it is recommended that an inter-divisional team, chaired by City Planning and Technical Services Divisions, be created. The team, consisting of key staff from several divisions who are involved

in the review of development and utility permit applications, will explore and evaluate options for installing utility plants that would minimize their visual impacts and consult with the utility companies to review legislative and safety considerations governing the installation of utility plants; and then report back to City Council with a set of Utility Placement Guidelines and an implementation strategy for use across the City.

Until such time as the guidelines and an implementation strategy have been developed and approved by Council, it is recommended that the landscape plans submitted with site plan applications include both the existing and proposed public utilities plans for review by staff.

With respect to utilities installed to service new subdivisions, the City's standard subdivision agreement requires developers to submit, for staff review and approval, composite utility plans showing the location of all proposed utility systems. This provides staff with the means to control or limit the visual impacts that utilities may have when installed to service subdivision developments. This level of subdivision control will be enhanced by the development of the Utility Placement Guidelines recommended in this report which aim to extend the City's influence to the broader public realm by taking into consideration the visual impacts of utilities on the quality of our streets, parks and open spaces.

Background Information

Guidelines for the Placement of Utility Infrastructure in Association with New Developments to Limit its Visual Impacts

<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-5877.pdf>

PG8.7	ACTION			Ward: All
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Encouraging New and Protecting Existing Family-Sized Units

(August 16, 2007) Report from Chief Planner and Executive Director, City Planning

Recommendations

It is recommended that the Chief Planner and Executive Director, City Planning:

1. Report back to Planning and Growth Management Committee before the end of 2007 on a strategy to create a greater degree of family-oriented housing.
2. Seek opportunities to secure knock-out panels in new condominium developments in the context of rezonings for increased density.
3. Include consideration of the need for protection of family-sized rental units with high-end rents from demolition in the draft implementation guidelines for Chapter 667 of the Municipal Code to be brought to City Council for approval.

Financial Impact

This report has no financial impact.

Summary

This report responds to four separate requests for reports on associated topics, and was written in consultation with the Chief Building Official. The common focus of the report requests is encouraging large family-sized units. The report reviews policy options relating to requiring a prescribed minimum number of three bedroom units in all new multiple unit residential developments, investigates the use of knock-out wall panels to facilitate the alteration in the size and bedroom count of new residential units, and responds to questions on the protection of large family-sized rental units with high-end rents in relation to the City's new by-law on demolition and conversion of rental housing. This report indicates that while the City's Official Plan contains general policy direction to provide family-oriented housing, the development of a broader based strategy to create family-oriented housing in the City is recommended in order to implement the Official Plan housing policy. The use of knock-out panels to provide flexible-sized units in condominium buildings is possible, however opportunities to effectively utilize such panels will be extremely limited. The issue of protecting family-sized units in high-rent buildings is recommended to be dealt with as part of guidelines to implement the City's new by-law on the demolition and conversion of rental housing.

Background Information

Encouraging New and Protecting Existing Family-Sized Units

(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-5883.pdf>)

PG8.8	ACTION			Ward: All
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City of Toronto's Migratory Bird Policies – Bird-Friendly Development Rating System and Acknowledgement Program

(August 17, 2007) Report from Chief Planner and Executive Director, City Planning Division

Recommendations

The City Planning Division recommends that:

1. Council adopt the Bird-Friendly Development Rating System and Acknowledgement Program in order to encourage the implementation of the Bird-Friendly Development Guidelines and help reduce the number of migratory bird deaths in the City.
2. The Executive Director of Facilities and Real Estate investigate the possibilities for implementing Bird-Friendly Development Guidelines to make City Hall 'bird-friendly' in order to demonstrate City leadership and commitment in this area.
3. Council receive the "Birds of Toronto: A Guide to the Remarkable World of Urban Birds" as a means of showcasing to residents and tourists the many opportunities to observe, appreciate and help protect the wide variety of bird species found in Toronto.

Financial Impact

These recommendations have no financial impact beyond what has already been approved in

the current year's budget.

Summary

This report is a response to direction from Council to develop a means of rating and acknowledging new or existing developments on their efforts to implement the “Bird-Friendly Development Guidelines” that were presented to Council in April 2007. Over the past four months City staff along with interested community partners and stakeholders drafted a “Bird-Friendly Development Rating System and Acknowledgement Program” for Council's consideration. This rating system complements the “Bird-Friendly Development Guidelines” by outlining what design options in the guidelines need to be incorporated into a new or existing development for it to be acknowledged as ‘bird-friendly’ by the City. The report also presents to Council the latest initiative of the Migratory Bird Policies working group – “Birds of Toronto: A Guide to the Amazing World of Urban Birds”. This booklet will offer residents and visitors a comprehensive and attractive guide to opportunities to experience the wide variety of bird species in the City. It also will serve as a means of reconnecting people with ‘nature’ and raise awareness of the threats posed to biodiversity in Toronto. The report also charts direction for future work in this area.

Background Information

City of Toronto's Migratory Bird Policies - Bird-Friendly Development Rating System and Acknowledgement Program

<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-5882.pdf>

PG8.9	Information			Ward: All
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2006 City of Toronto Cordon Count Program – Overview Report

(Deferred from June 28, 2007 meeting in order that notice be given for Committee questions and debate - 2007.PG7.4)

(June 8, 2007) Report from Chief Planner and Executive Director, City Planning Division

Financial Impact

There are no financial implications.

Summary

This report summarizes the results of the 2006 City of Toronto Cordon Count Program by highlighting some of the key findings and trends pertaining to vehicle and person travel across major screenlines in the City of Toronto.

Background Information

2006 City of Toronto Cordon Count Program - Overview Report

<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-5807.pdf>

2006 Cordon Count Program_Jun07

<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-5808.pdf>

PG8.10	Information			
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Vehicles Driving Illegally on the Martin Goodman Trail and Parking in Parks

(July 10, 2007) Letter from Toronto Pedestrian Committee

Recommendations

The Toronto Pedestrian Committee recommends to the Planning and Growth Management Committee that City Council enforce without exception the exclusion of private vehicles from Toronto's pedestrian trails and parks.

Summary

The Toronto Pedestrian Committee at its meeting on July 10, 2007, considered a communication (July 6, 2007) from Paul Collier regarding vehicles driving illegally on Martin Goodman Trail and parking in parks.

Background Information

Vehicles Driving Illegally on the Martin Goodman Trail and Parking in Parks

(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-5719.pdf>)

Letter from Paul Collier

(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-5720.pdf>)

10a Vehicles Driving Illegally on the Martin Goodman Trail and Parking in Parks

(July 25, 2007) Letter from the City Clerk

Summary

City Council's decision on July 16, 17, 18 and 19, 2007.

Background Information

Letter from City Council re Martin Goodman Trail

(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-6145.pdf>)

PG8.11	ACTION			
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Appointments to the Toronto Cycling Advisory Committee

Confidential Attachment - Personal matters about identifiable individuals, including municipal or local board employees

(August 13, 2007) Letter from Toronto Cycling Advisory Committee - Nominating Committee

Recommendations

The Planning and Growth Management Committee be requested to recommend to City Council:

1. the appointment of the eight candidates listed on the attached Confidential List for membership to the Toronto Cycling Advisory Committee, for a term of office expiring on November 30, 2010, or until their successors are appointed; and
2. the appointment of the eight alternate candidates listed on the attached Confidential List, in the sequential order presented, in order to fill a mid-term vacancy, if the need arises.

Summary

Nomination of Members for appointment to the Toronto Cycling Advisory Committee.

Background Information

Appointments to the Toronto Cycling Advisory Committee
<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-5874.pdf>

PG8.12	Information			
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Transit City Light Rail Plan - Implementation Work Plan

(June 14, 2007) Letter from General Secretary, Toronto Transit Commission

Summary

At its meeting on Wednesday, June 13, 2007, the Commission approved the Recommendations contained in the report entitled "Transit City Light Rail Plan - Implementation Work Plan" and forwarded to the City Planning and Growth Management Committee for information.

Background Information

Letter dated June 14, 2007

(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-5721.pdf>)

TTC Report 23

(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-5722.pdf>)

PG8.13	Information			
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Business Case Review for a Smartcard System at the TTC

(June 14, 2007) Letter from General Secretary, Toronto Transit Commission

Summary

At its meeting on Wednesday, June 13, 2007, the Commission considered the report entitled, "Business Case Review for a Smartcard System at the TTC". The Commission approved the Recommendation contained in the report and forwarded to the City Planning and Growth Management Committee for information.

Background Information

Letter dated June 14, 2007

(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-5734.pdf>)

TTC Report 7 Smartcard System

(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-5735.pdf>)

Business Case Analysis - Smartcard Fare

(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-5736.pdf>)