
Planning and Growth Management Committee

Meeting No.	10	Contact	Merle MacDonald, Committee Administrator
Meeting Date	Thursday, November 1, 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 - October 4, 2007

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

Communications/Reports

PG10.1	ACTION	9:45 a.m.		Ward: All
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Adoption of Official Plan Amendment to Authorize Section 37 Funding of Certain Studies as Eligible Community Benefits**(Continuation of Public Meeting started on October 4, 2007 - 2007.PG9.1)****Recommendations**

The City Planning Division recommends that:

1. In accordance with the direction of Planning and Growth Management Committee, City Council amend the Official Plan substantially in accordance with the draft Official Plan Amendment attached as Appendix A.

Financial Impact

The recommendations of this report will have no financial impact.

Summary

Planning and Growth Management Committee directed that City Planning staff process an amendment to the Official Plan that would authorize funding of Heritage Conservation District, Avenue and Secondary Plan studies as eligible benefits under Section 37 of the Planning Act. Staff was also directed to undertake a public consultation program with respect to the proposed amendment. Staff undertook a broad circulation of the proposed amendment with an invitation to submit comments and to attend a Community Consultation meeting held on September 5, 2007. The statutory public meeting of Planning and Growth Management Committee on the proposed amendment (attached as Appendix A to this report) is scheduled for October 4, 2007.

A number of written submissions have been received in addition to the comments made at the Community Consultation meeting, both in support of, and opposed to, the proposed amendment. This report summarizes the issues raised and implements the Planning and Growth Management Committee's direction from its meeting of June 28, 2007 to process this amendment.

Background Information

Report - Adoption of Official Plan Amendment to Authorize Section 37 Funding of Certain Studies as Eligible Community Benefits
<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-7455.pdf>

Communications

- (September 25, 2007) e-mail from Tony Stapells, President, Toronto Historical Association (PG.Main.PG10.1.1)
 (September 24, 2007) e-mail from Andrew Baines, Chair, Annex Resident's Association (PG.Main.PG10.1.2)
 (September 24, 2007) e-mail from Sandra Shaul, Chair Heritage Committee, Annex Resident's

Association (PG.Main.PG10.1.3)
 (September 24, 2007) e-mail from Paula J. Tenuta, Building Industry and Land Development Association (PG.Supp.PG10.1.4)
 (October 2, 2007) e-mail from Scott James, Wellington Place Neighbourhood Association (PG.New.PG10.1.5)
 (October 2, 2007) e-mail from George Milbrandt, Federation of North Toronto Residents' Associations (PG.New.PG10.1.6)
 (October 3, 2007) e-mail from George S. Belza, Willowale Group of Ratepayer Associations (PG.New.PG10.1.7)
 (October 3, 2007) e-mail from Matthias Schlaepfer (PG.New.PG10.1.8)
 (October 2, 2007) e-mail from Richard Longley, Harbord Village Heritage Conservation District (PG.New.PG10.1.9)
 (October 3, 2007) e-mail from Peggy Mooney, Executive Director, Heritage Toronto (PG.New.PG10.1.10)
 (October 3, 2007) e-mail from Jeffrey L. Davies, Davies Howe Partners (PG.New.PG10.1.11)
 (October 3, 2007) e-mail from Jeffrey L. Davies, Davies Howe Partners (PG.New.PG10.1.12)
 (October 4, 2007) e-mail from Brian Maguire, Confederation of Resident & Ratepayer Associations in Toronto (PG.New.PG10.1.13)
 (October 4, 2007) e-mail from Jonathan Mousley, Riverdale Area (Phase 1) Heritage Conservation District Committee (PG.New.PG10.1.14)
 (October 4, 2007) letter from Mary Louise Ashbourne, President, Weston Historical Society (PG10.1.15 Main)
 (October 3, 2007) letter from Carole Goyette, Chairperson, South Etobicoke Non-Profit Housing Corporation (PG10.1.16 Main)

PG10.2	ACTION			Ward: All
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Proposed Section 37 Implementation Guidelines

(Deferred from October 4, 2007 - 2007.PG9.2)

(September 18, 2007) Report from Chief Planner and Executive Director, City Planning

Recommendations

The City Planning Division recommends:

1. That the revised version of the proposed Section 37 Implementation Guidelines, attached as Appendix A to this report, be adopted to assist in the implementation of the Official Plan Section 37 policies.

Financial Impact

This report has no financial impact.

Summary

City Council, at its May 23 and 24, 2007 meeting, referred the proposed Section 37 Implementation Guidelines to the City Manager, to be brought back for Council consideration

when the Official Plan Amendment (OPA) on Heritage District studies is before Council. The OPA is before Planning and Growth Management Committee under separate cover, and the proposed Guidelines are forwarded to Committee to be considered concurrently, as requested.

The proposed Guidelines have been further revised to: 1) recognize that specific exceptions to the requirement that community benefits be capital facilities will be permitted if the proposed Official Plan Amendment to authorize S.37 funding of certain studies comes into force; 2) stipulate that the Ward Councillor be consulted by staff prior to any S.37 negotiations with the applicant; and 3) advise that in considering a change in a signed agreement, where a condominium has been registered, all unit owners are considered parties to the agreement. Adoption of the revised Guidelines is recommended, to assist in implementing the Official Plan S.37 policies which are in effect.

Background Information

Proposed Section 37 Implementation Guidelines

(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-7456.pdf>)

PG10.3	ACTION			Ward: All
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Protocol for Negotiating Section 37 Community Benefits - Revised

(Deferred from October 4, 2007 - 2007.PG9.3)

(September 18, 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

In light of Planning and Growth Management Committee's direction and the deputations made at the September 5, 2007 meeting, City Planning staff has revised the Protocol for Negotiating Section 37 Community Benefits. Revisions have been made in order to clarify that the Protocol must be read together with the Official Plan policies and the Section 37 Implementation Guidelines (not yet adopted); that the implementation must comply with the Official Plan policies; that Section 37 is to be used only where the proposed development represents good planning; to encourage determination of community benefit priorities in advance of receiving development applications; to give priority consideration to consultation with the Ward

Councillor and the community; and to clarify that generally, Section 37 funding is no substitute for normal operating budget or routine capital maintenance program funding.

Ratepayer and residents groups throughout the City and the development industry and the Board of Trade were notified and asked to comment on the Protocol, directly to Planning and Growth Management Committee. Staff is recommending that the revised Protocol be used as a guide in negotiating Section 37 community benefits.

Background Information

Report - Protocol for Negotiating Section 37 Community Benefits
<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-7457.pdf>

3a Protocol for Negotiating Section 37 Community Benefits

(Deferred from September 5 and October 4, 2007 - 2007.PG8.5, PG9.3a)

(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-7458.pdf>

Communications

(September 4, 2007) e-mail from William H. Roberts (PG.Main.PG 10.3.1)

PG10.4	ACTION			Ward: 41
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1780 Markham Road - Zoning and Site Plan Applications - Request for Direction Report

(October 15, 2007) Report from Chief Planner and Executive Director, City Planning Division

Recommendations

The City Planning Division recommends that:

1. City Council direct the City Solicitor and appropriate staff to attend the OMB hearing to ensure that the City's interests are appropriately represented by opposing the applications in their present form.

Financial Impact

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

Summary

This application proposes a rezoning to provide for retail and other commercial uses in a 3,660 square metre (39,400 square foot) shopping centre located north of Sheppard Avenue East, on the west side of Markham Road, municipally known as 1780 Markham Road.

The rezoning application and the accompanying site plan control application have been appealed to the Ontario Municipal Board (OMB) by the applicant because of the City's failure to make a decision on the zoning application within 120 days.

The purpose of this report is to seek the direction of Council with respect to the position to be taken at the OMB hearing, which has been scheduled to commence on December 10, 2007.

Background Information

1780 Markham Road - Zoning and Site Plan Applications
<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-7597.pdf>

PG10.5	ACTION			Ward: All
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Design Guidelines for 'Greening' Surface Parking Lots

(November 1, 2007) Report from Chief Planner and Executive Director, City Planning

Recommendations

City Planning recommends that:

1. City Council authorize the release of the draft Design Guidelines for ‘Greening’ Surface Parking Lots (Attachment No. 1) for consultation with stakeholders, including development industry representatives, affected Divisions, Agencies, Boards and Commissions of the City of Toronto, and other interested parties;
2. During the consultation period, City Council authorize City Planning staff to apply and test the draft Guidelines in the review and approval of new developments containing surface parking and in the design and development of surface parking lots owned and/or operated by the City of Toronto or any Agency, Board or Commission of the City of Toronto; and
3. The Chief Planner and Executive Director, City Planning, report back to the Planning and Growth Management Committee at the conclusion of the consultation period if modifications to the Guidelines are required.

Financial Impact

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

Summary

This report seeks Council approval to release the draft Design Guidelines for ‘Greening’ Surface Parking Lots (Attachment No.1) for stakeholder consultation. Council is also requested to grant interim authority, during the consultation period, for City staff to test and apply the draft Guidelines in the review and approval of new developments. The Design Guidelines for ‘Greening’ Surface Parking Lots implement the Built Environment and Natural Environment policies of the City’s Official Plan (Chapters 3.1 and 3.4). The Guidelines also provide design options and strategies to implement many environmental performance targets of the Toronto Green Development Standard. Typically, surface parking lot design focuses on accommodating vehicle movements, maximizing the number of parking spaces and ensuring ease of maintenance and servicing. Although these functional aspects are important, if applied alone, the urban design and environmental outcomes are often undesirable. Areas of concern include poor quality landscaping, unattractive streetscapes, minimum regard for pedestrian circulation, safety and comfort, excessive stormwater run-off, and an increase in the urban heat island effect. ‘Greening’ the surface parking lot involves planting trees, providing good quality soil and generous landscaped areas, enhancing pedestrian and cycling infrastructure, managing stormwater on-site, reducing the urban heat island effect, and using sustainable materials and technologies. The Design Guidelines for ‘Greening’ Surface Parking Lots provide specific strategies and measures which developers, designers and reviewers of surface parking lots can apply to help meet Official Plan policies and environmental performance targets of the Toronto Green Development Standard.

Background Information

Design Guidelines for ‘Greening’ Surface Parking Lots

(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-7554.pdf>)

PG10.6	ACTION			Ward: All
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Operation of the Committee of Adjustment

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

Recommendations

The City Planning Division recommends that:

1. The Committee of Adjustment staff continue the implementation of the harmonization program as outlined in this report.

Financial Impact

This report has no financial implications.

Summary

This report addresses the motions considered by Planning and Growth Management Committee, at its meeting on October 2, 2007 (PG9.11) respecting recent policy changes pertaining to the operation of the Committee of Adjustment. More specifically, the report addresses standardizing Public Notices, the writing of staff reports, implementation of recommendations adopted in the Report on Improving the Planning Process, posting electronic distribution of Committee of Adjustment agendas, and the possibility of application fee increases to sustain communication strategy and notification requirements.

The Committee of Adjustment (C of A) for the City of Toronto has been through numerous changes since amalgamation, particularly as it relates to its structural organization, harmonization practices, member composition and staffing. Given the high volume of up to 4,000 applications processed per year between four Community Council districts, it is imperative that Committee of Adjustment staff continue its challenging efforts toward achieving harmonization of its business processes and practices city-wide. It is in the interest of all stakeholders that our customer service delivery of Committee of Adjustment in the four districts be efficient, effective, open and consistent.

Background Information

Operation of the Committee of Adjustment

<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-7804.pdf>

PG10.7	ACTION			Ward: All
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Recommended Candidates for the Toronto Preservation Board

Confidential Attachment 1 – Personal matters about identifiable individuals, including municipal or local board employees

(October 2, 2007) Report from Chief Planner and Executive Director, City Planning Division

Recommendations

The City Planning Division recommends that:

1. Council nominate the candidates listed in confidential Attachment 1 to the Toronto Preservation Board effective January 1, 2008 for a term coincident with Council or until their successors are appointed; and
2. Council authorize the release of confidential Attachment 1 once it has dealt with this staff report.

Financial Impact

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

Summary

This report summarizes the process followed to recruit and evaluate candidates for the Toronto Preservation Board and recommends that Council nominate the individuals listed in confidential Attachment 1 to the Board. The role of the Toronto Preservation Board is to advise Toronto City Council on matters pertaining to the Ontario Heritage Act. City Planning staff received 26 applications from individuals volunteering to serve on the Board. Applications were pre-screened and those that met the minimum eligibility requirements were offered interviews. Applicants were scored by a selection committee on their ability to answer predetermined interview questions. Based on their interview scores the selection committee compiled a list of qualified candidates and recommends that Council nominate these individuals to serve on the Board.

Background Information

Recommended Candidates for the Toronto Preservation Board
<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-7560.pdf>

PG10.8	Information			Ward: All
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Commercial Floorspace in Mixed Use Areas – Status Report

(October 5, 2007) Report from Chief Planner and Executive Director of City Planning

Financial Impact

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

Summary

In June 2007, Council directed the Chief Planner to report to Planning and Growth Management Committee by the end of the third quarter on the status of a review of the amount of commercial floorspace that should be required in redevelopments on properties that the Official Plan designates for Mixed Use. Work is proceeding on the review, but it will take some

time to complete. It is anticipated that staff could report in Spring 2008.

Background Information

Commercial Floorspace in Mixed Use Areas - Status Report

(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-7552.pdf>)

PG10.9	Information			Ward: All
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Living Downtown Survey Results

(October 5, 2007) Report from Chief Planner and Executive Director, City Planning

Financial Impact

There are no financial impacts arising from this report.

Summary

This report provides an overview of the findings of the Living Downtown Survey conducted by City Planning in December 2006. The bulletin “Profile Toronto: Living Downtown” is attached and has been posted on the City’s website. The Downtown population grew by 47% over the last 30 years and by 10% between 2001 and 2006. In the past 5 years, the Downtown population grew by 14,800 - the largest 5-year population increase in Downtown over the last 30 years. During this time 17,000 new housing units were built Downtown. The living Downtown survey was designed to profile the demographic characteristics of those moving Downtown and to gain an understanding of housing demand Downtown.

Background Information

Living Downtown Survey Results

(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-7553.pdf>)

PG10.10	ACTION			Ward: 20
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Chinatown Destination Signs

(October 2, 2007) Member Motion from City Clerk

Recommendations

1. The Chief Planner and Executive Director, City Planning, in consultation with the General Manager, Transportation Services, report on amendments to the Zoning By-law to allow the installation of directional signs identifying Chinatown on the F.G. Gardiner Expressway at Spadina Avenue for consideration at a Public Meeting under the Planning Act to be held by the Planning and Growth Management Committee.
2. The City Clerk to give notice for this public meeting under the Planning Act in

accordance with the regulations under the Planning Act.

Summary

The Chinatown Business Improvement Area has requested that directional signs be placed on the F.G. Gardiner Expressway at Spadina Avenue.

These signs will give a much needed boost to tourism in this area and are a top priority for the newly formed BIA. The Chinatown BIA has voted to pay for all costs associated with sign fabrication, installation and maintenance. Toronto's Chinatown is one of the largest Chinatowns in all of North America. Based on the area's unique size, history and appeal to tourists, it should be clearly identified with the City's other attractions, such as the Royal Ontario Museum and the Ontario Science Centre.

Councillor Adam Vaughan is requesting that Council direct Transportation Services to install the signs as requested.

Background Information

M124 - Chinatown Destination Signs

<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-7544.pdf>

PG10.11	Information			
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Business Case Review for a Smartcard System at the TTC

(Deferred from September 5, 2007 and October 4, 2007- in order that notice be given for Committee questions and debate - 2007.PG8.13 and PG9.10)

Speakers

(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-7481.pdf>

TTC Report 7 Smartcard System

<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-7482.pdf>

Business Case Analysis - Smartcard Fare

<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-7483.pdf>

PG10.12	Information			
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Russell Hill Subway Train Accident of August 11, 1995 Due Diligence Checklist Update

(September 21, 2007) Letter from General Secretary, Toronto Transit Commission

Summary

At its meeting on Wednesday, September 19, 2007, the Commission considered the report entitled, “Russell Hill Subway Train Accident of August 11, 1995 Due Diligence Checklist Update”. The Commission approved the Recommendation contained in the report and forwarded to the City Planning and Growth Management Committee for information.

Background Information

Russell Hill Subway Train Accident of August 11, 1995 Due Diligence Checklist Update
<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-7510.pdf>

Russell Hill Subway Train Accident of August 11, 1995 Due Diligence Checklist Update
<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-7511.pdf>

PG10.13	Information			Ward: All
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Province of Ontario’s Draft Initial Proposed Transportation Accessibility Standard

(October 1, 2007) Letter from General Secretary, Toronto Transit Commission

Summary

At its meeting on Wednesday, September 19, 2007, the Commission considered the report entitled, “Province of Ontario’s Draft Initial Proposed Transportation Accessibility Standard”. The Commission approved the Recommendation contained in the report and forwarded to the City Planning and Growth Management Committee for information.

Background Information

Province of Ontario’s Draft Initial Proposed Transportation Accessibility Standard
<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-7531.pdf>

Province of Ontario’s Draft Initial Proposed Transportation Accessibility Standard
<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-7532.pdf>