
Planning and Growth Management Committee

Meeting No.	11	Contact	Merle MacDonald, Committee Administrator
Meeting Date	Thursday, November 29, 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 - November 1, 2007

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

Communications/Reports

PG11.1	ACTION			Ward: All
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Protocol for Negotiating Section 37 Community Benefits - Revised**(Deferred from November 1 and October 4, 2007 meetings)**

(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-8349.pdf>

1a 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-8350.pdf>)

Communications

(September 4, 2007) e-mail from William H. Roberts (PG.Main.PG 11.1.1)

PG11.2	ACTION			Ward: 5
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Six Points Interchange Reconfiguration Class Environmental Assessment Study

(November 12, 2007) Report from General Manager, Transportation Services and Chief Planner and Executive Director, City Planning

Recommendations

The Transportation Services and City Planning Divisions recommend that:

1. authority be granted to the General Manager, Transportation Services and the Chief Planner and Executive Director, City Planning to issue a Notice of Completion and to file the Environmental Study Report for the Six Points Interchange Reconfiguration Class Environmental Assessment Study in the public record for 30 days in accordance with the requirements of the Municipal Class Environmental Assessment;
2. authority be granted to the Chief Planner and Executive Director of City Planning to bring forward a report on any necessary amendments to the City of Toronto Official Plan to provide for the Recommended Design for reconfiguring the Six Points Interchange upon approval of the Environmental Study Report under the Environmental Assessment Act; and
3. the General Manager of Transportation Services, the Chief Planner and Executive Director of City Planning, the Chief Corporate Officer, and the Deputy City Manager and Chief Financial Officer report jointly on a funding and staging strategy for implementing the reconfiguration of the Six Points Interchange, upon approval of the Environmental Study Report under the Environmental Assessment Act.

Financial Impact

There is no immediate financial impact resulting from the recommendations contained in this report.

The reconfiguration of the Six Points Interchange is closely tied to the future use, and potential disposition, of the Westwood Theatre Lands and adjacent surplus interchange lands. As indicated in the above recommendation, subsequent to the approval of the Environmental Study Report under the Environmental Assessment Act, a future staff report will be submitted that provides a funding and staging strategy for implementing the reconfiguration of the Six Points Interchange.

The Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the financial impact information.

Summary

The Six Points Interchange is a complex grade-separated intersection of three arterial roads, namely Dundas Street West, Bloor Street West and Kipling Avenue. Built in 1961, its design is comparable to that of a highway interchange. The design was envisioned as a solution to improving the efficiency of the then existing six legged intersection of the three roads, at a time when little consideration was given to the long term development potential of abutting lands and the emphasis was on maximizing through traffic capacity.

For more than two decades, the reconfiguration of the Six Points Interchange has been a municipal objective, to help make what is now known as Etobicoke Centre a more urban, transit oriented, pedestrian and bike friendly place. This emerging centre, one of the four centres identified in the City's Official Plan and in Provincial planning policy, would realize improved development opportunities on both publicly and privately owned lands through the replacement of the existing interchange with a series of urban intersections and the creation of more conventional development blocks.

While various plans for the reconfiguration have been conceived in the past, none have been approved. This report recommends a preferred alternative for the reconfiguration of the interchange and that the Notice of Completion of the Class Environmental Assessment Study be issued. An approved Environmental Assessment Study Report would facilitate both short term and long range planning to accommodate change, including providing a context for private development approvals and public asset management.

Now is the right timing and opportunity to align a decision on the interchange reconfiguration with other decisions to be made by Council on opportunities for the future use of the Westwood Theatre Lands, transit improvements planned for Kipling and Islington subway stations and the continuing market interest in Etobicoke Centre.

A Municipal Class Environmental Assessment study examining the reconfiguration of the Six Points Interchange has been completed. The evaluation of alternative design solutions, which included consultation with the public and review agencies, resulted in the following Recommended Design:

- Removal of the existing interchange structures to create at-grade intersections between Kipling Avenue, Bloor Street West and Dundas Street West;
- A widening of Kipling Avenue to provide turning lanes at the new intersections, in addition to the existing 4 through lanes, from just south of Viking Lane to approximately 165 m north of Bloor Street, within a 42 m right-of-way;
- A 6-lane cross-section with exclusive left turn lanes at the appropriate intersections on a new Dundas Street West alignment through the Westwood Theatre Lands matching the existing Dundas Street cross-section west of Kipling Avenue to Bloor Street, within a 42 m right-of-way;
- Bloor Street West is directly connected east and west of Kipling Avenue via a new roadway with 4 through lanes, a 1.8 m bike lane in each direction, and the potential for on-street parking, within a 42 m right-of-way;
- A 4-lane cross-section on Dunbloor Road, within a 26 m right-of-way; and
- A new 2-lane roadway connection from St. Albans Road through the Westwood Theatre Lands to Dundas Street.

A Notice of Completion must now be issued and the Environmental Study Report filed in the public record for a 30-day review period in accordance with the requirements of the Municipal Class Environmental Assessment.

Background Information

Six Points Interchange Reconfiguration Class Environmental Assessment Study

(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-8759.pdf>)

Six Points Interchange Reconfiguration Class - Attachments 1-4

(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-8760.pdf>)

Six Point ESR - Executive Summary Nov 07

(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-8912.pdf>)

PG11.3	ACTION			Ward: 3, 5
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West District Study: Results of the West District Design Initiative

Confidential Attachment 1 - A proposed or pending acquisition or sale of land for municipal or local board purposes

(November 14, 2007) Report from Chief Corporate Officer and the Chief Planner and Executive Director, City Planning

Recommendations

The Chief Corporate Officer and the Chief Planner and Executive Director, City Planning recommend:

1. That the urban design visions resulting from the West District Design Initiative, as cited and summarized within the body of this report, be adopted by Council.
2. That Facilities & Real Estate continue to manage the vision and disposition of the Westwood Theatre Lands site.

Financial Impact

There are no financial implications arising from the recommendations of this report.

Summary

The purpose of this report is to advise Council on the results of the West District Design Initiative (WDDI), and to recommend to Council that it adopt the urban design visions for Bloor-Islington, Westwood and Current Etobicoke Civic Complex lands as set out in the final reports for the WDDI.

Background Information

West District Study: Results of the West District Design Initiative
<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-8765.pdf>

PG11.4	ACTION			Ward: All
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City Planning Division – Response to Request for Information on Work Program and Planning Process

Presentation

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

Recommendations

The City Planning Division recommends that:

1. The Chief Planner and Executive Director be directed to provide a status report for the end of 2008 that updates the progress made in addressing the challenges facing the delivery of City Planning services identified in this report.

Financial Impact

The recommendations in this report have no financial impact.

Summary

On September 5, 2007, the Planning and Growth Management Committee requested the Chief Planner to report on information respecting the City Planning Division's work program, including involvement in community consultation meetings and time spent on Ontario Municipal Board (OMB) hearings. The Committee also requested information on consultations that have taken place with community groups and other stakeholders respecting operational changes to improve the planning process.

The Planning Division's work program can be summarized under three main service areas: (i) Development Review, Decision and Implementation; (ii) Civic and Community Improvements; and (iii) City Building and Policy Development. Each of these service areas is briefly described in the text of the report in terms of work underway and forecast for 2008, with greater detail provided in Attachments 1, 2 and 3 that also list future challenges and opportunities where more planning resources may be needed. Broadly speaking, these three service areas span the range of City planning activities from policy formulation to implementation and enhancement. The workloads in these service areas are influenced by a number of factors such as the rate and magnitude of development applications, new Council policy directions, report requests and changes to provincial plans and planning legislation. The open-ended nature of the planning process, with its emphasis on consultation and rights of appeal, adds to the difficulties of workload forecasting.

Other sections of the report discuss the planning process as it relates to the engagement of the public and other stakeholders in the development review process; the involvement of planning staff in OMB hearings, and recent efforts to enhance the meaningfulness of the public consultation process through better information, outreach and education.

Background Information

City Planning Division - Response to Request for Information on Work Program and Planning Process

(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-8773.pdf>)

PG11.5	Information			Ward: All
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Update on the Development of a Strategy for Encouraging and Protecting Family Sized-Units

(November 7, 2007) Report from Chief Planner and Executive Director, City Planning

Financial Impact

This report has no financial impact.

Summary

At its meeting of September 5, 2007, the Planning and Growth Management Committee requested City Planning to report on a strategy to encourage new and protect existing family-oriented housing. This report provides a brief update on the progress being made and steps being taken to develop a strategy. A further report on the strategy will be submitted for the Committee's consideration in the Spring of 2008.

Background Information

Update on the Development of a Strategy for Encouraging and Protecting Family Sized-Units (<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-8781.pdf>)

PG11.6	Information			
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Toronto Police Service – Courtesy Envelope Pilot Program as Part of On-Street Meter Parking

(October 31, 2007) Report from Chair, Toronto Police Services Board

Financial Impact

There are no financial implications in regard to the receipt of this report.

Summary

The purpose of this report is to provide the Planning and Growth Management Committee with the Toronto Police Service's (TPS) response to its May 3, 2007 request that the TPS consider piloting a courtesy envelope program as part of the enforcement of on-street meter parking.

Background Information

Toronto Police Service - Courtesy Envelope Pilot Program as Part of On-Street Meter Parking (<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-8794.pdf>)

PG11.7	Information			Ward: All
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Province of Ontario's Draft Initial Proposed Transportation Accessibility Standard

(Deferred from November 1, 2007 in order that notice be given for Committee questions and debate - PG10.13)

(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-8351.pdf>)

Province of Ontario's Draft Initial Proposed Transportation Accessibility Standard
(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-8352.pdf>)

PG11.8	ACTION			
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Transit Passes - New Condominium Units

(October 29, 2007) Letter from City Clerk

Recommendations

Councillor Moscoe recommends:

1. That City Council endorse the practice of requiring that developers provide free transit passes to the purchasers of new condominium units in areas that are well served by public transit.
2. That City Council re-affirm the report request of the Chief Planner.
3. That until staff has reported out on this matter, the Chief Planner and Executive Director, City Planning, be directed to comment on this issue in each and every report from the Planning Division on rezoning and Official Plan amendments that involve multiple residential units.

Summary

City Council on October 22 and 23, 2007, referred Councillor Moscoe's motion to the Planning

and Growth Management Committee for consideration.

Background Information

Letter October 29, 2007 from City Clerk re Transit Passes

(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-8800.pdf>)

Planning and Transportation Committee Report 3 Clause 8 - Attachment to M155

(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-8801.pdf>)