

## 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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*The Decision Document is for preliminary reference purposes only. Please refer to the Committee's Report to City Council or to the Minutes for the official record.*

### *How to Read the Decision Document:*

- *recommendations of the Committee to City Council appear after the item heading;*
- *action taken by the Committee on its own authority does not require Council's approval and is listed in the decision document under the heading "Decision Advice and Other Information" at the end of the item; and*

*Declarations of Interest, if any, appear at the end of an item.*

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

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

#### **Committee Recommendations**

The Planning and Growth Management Committee recommends that:

1. City Council authorize the General Manager of Toronto Water 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. City Council authorize the General Manager of Toronto Water to exercise 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. *\$50.00 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. City Council authorize the General Manager of Toronto Water to 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>

## Decision Advice and Other Information

The Planning and Growth Management Committee requested:

1. Deputy City Manager Richard Butts to bring forward the necessary by-law so that green roofs become a requirement of all new large residential and community developments; and
2. staff to report to the Planning and Growth Management Committee on the environmental impact and recreational benefits of the Green Roof Program.

PG4.2	Information	Received	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>

### **Decision Advice and Other Information**

The Planning and Growth Management Committee received the report for information.

PG4.3	Information	Received	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>)

### **Decision Advice and Other Information**

The Planning and Growth Management Committee received the report and presentation for information.

PG4.4	Information	Received	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>

### **Decision Advice and Other Information**

The Planning and Growth Management Committee received the report for information.

PG4.5	Information	Deferred	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>

### Decision Advice and Other Information

The Planning and Growth Management Committee deferred the item until its meeting on May 31, 2007, in order that notice be given for Committee questions and debate.

PG4.6	ACTION	Adopted	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

### Committee Recommendations

The Planning and Growth Management Committee 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 :

Zone	Rate Per Hour	Number of Spaces
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>)

### Communications

(May 3, 2007) letter from James L. Robinson, Executive Director, Downtown Yonge Business Improvement Area - PGMMain

### Decision Advice and Other Information

The Planning and Growth Management Committee requested:

1. the President, Parking Authority of Toronto, to report to Council on May 23, 2007, on:
  - a. a way that drivers of oversized vehicles may be required to purchase additional parking space compared to smaller vehicles;
  - b. the possibility of maintaining the existing rates for meters servicing users of the Willowdale Lawn Bowling Club, North York Civic Centre, North York Central Library and the Douglas Snow Aquatic Centre; and
2. the Police Services Board to consider piloting a "courtesy envelope" program with willing Business Improvement Areas for on-street meter parking, and report thereon to the Planning and Growth Management Committee as soon as possible.

PG4.7	Presentation	Received	Transactional	
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### Ontario Heritage Act - New Provisions and Implications Presentation

#### Summary

Presentation by Chief Planner and Executive Director, City Planning Division

#### Decision Advice and Other Information

The Planning and Growth Management received the presentation for information.

PG4.8	Information	Received	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>)

### Decision Advice and Other Information

The Planning and Growth Management Committee received the report for information.

PG4.9	Presentation	Referred	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>)

### Decision Advice and Other Information

The Planning and Growth Management Committee referred the letter (March 27, 2007) from the General Secretary, Toronto Transit Commission, and the following motions to Deputy City Manager Richard Butts for consideration in the context of the Integrated Transportation Project:

Moved by Councillor Milczyn,

That Deputy City Manager Richard Butts report to the Planning and Growth Management Committee as soon as possible on:

1. the alignment between individual routes in the Plan and current and projected growth patterns;
2. other possible routes that have been identified in the City's Official Plan;
3. providing an analysis on the prioritization of the demand for various routes included in the TTC Plan and the Official Plan; and
4. possible inter-regional (416-905) higher order transit connections identified in the Official Plan and the Provincial Places to Grow Plan.
5. the potential demand for a rapid transit route on the Queensway from the Humber Loop to Sherway Gardens and its potential to link to Mississauga Transit and/or the Bloor-Danforth Subway;
6. the potential demand for a rapid transit route on Dundas Street West from Kipling Station to Sherway Gardens or westward into the City of Mississauga.

Moved by Councillor Stintz,

That the requested report include a fare-by-distance analysis.

Moved by Councillor Vaughan,

That no new arterial roads be built in the City that do not have a Light Rail Transit component.

PG4.10	Presentation	Referred	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.

#### **Decision Advice and Other Information**

The Planning and Growth Management Committee referred the submission from L. Gary, Air Pollution Coalition, to Deputy City Manager Richard Butts for consideration and report to the Committee as soon as possible.

PG4.11	ACTION	Referred		
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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>

### Communications

(April 30, 2007) e-mail from Mathias Schlaepfer (PG.Main.PG4.11.1)

(April 30, 2007) e-mail from Ila Blossoms (PG.Main.PG4.11.2)

(May 1, 2007) e-mail from J. Charles Grieco (PG.Main.PG4.11.3)

(May 1, 2007) e-mail from Paula J. Tenuta (PG.Main.PG4.11.4)

(May 1, 2007) e-mail from Terry West (PG.Main.PG4.11.5)

(May 1, 2007) e-mail from Ben Daube (PG.Main.PG4.11.6)

(May 1, 2007) e-mail from Pat Mackendry (PG.Main.PG4.11.7)

(May 1, 2007) e-mail from Pearl Quong (PG.Main.PG4.11.8)

(May 1, 2007) e-mail from Marcia Guthbert (PG.Main.PG4.11.9)

(May 1, 2007) e-mail from Susan Stock (PG.Main.PG4.11.10)

(May 2, 2007) letter from Shirley Morriss, Board Member, ABC Resident's Association (PG.Main.PG4.11.11)

(May 2, 2007) e-mail from Janice Etter, Etobicoke York Heritage Round Table (PG.Main.PG4.11.12)

(May 2, 2007) e-mail from Morgan Miya (PG.Main.PG4.11.13)

(May 2, 2007) e-mail from Adam Cragg and Debbie McGuinness (PG.Main.PG4.11.14)

(May 3, 2007) e-mail from George Milbrandt, Co-Chair and Peter Baker, Co-Chair, FoNTRA (PG.Main.PG4.11.15)

### Decision Advice and Other Information

The Planning and Growth Management Committee:

1. requested the Chief Planner and Executive Director, City Planning, to report to the Planning and Growth Management Committee as soon as possible on the following:
  - a. amending the Official Plan to authorize the securing of funding for Heritage Conservation District studies as an eligible community benefit under Section 37 of the Planning Act;

- b. recommending a consultation process to be undertaken in advance of the required statutory public meeting; and
  - c. addressing appropriate revisions to the Section 37 Implementation Guidelines for consideration of Council upon adoption of the amendment to the Official Plan;
2. requested the City Solicitor, Chief Planner and Executive Director, City Planning, and the Deputy City Manager and Chief Financial Officer, to report to the Planning and Growth Management Committee as soon as possible providing an opinion on funding Heritage Conservation District Studies through Development Charges;
  3. approved, in principle, that Section 37 funding for Heritage Studies be permitted only in defined geographic areas identified by Council as being in need of such studies (“Potential Heritage Study Areas”); and that Section 37 funding not be considered as a replacement City funding for Heritage Studies;
  4. requested the Chief Planner and Executive Director, City Planning, to report to the Planning and Growth Management Committee as soon as possible, on a process for identifying Potential Heritage Study Areas;
  5. requested staff to consult with ratepayers and developers involved in the Official Plan settlements to seek their endorsement of such proposal set out in Recommendation 4; and
  6. requested the Chief Planner and Executive Director, City Planning, to report to the Planning and Growth Management Committee as soon as possible, on the structure and cost of a program model to support Heritage Conservation District Studies.

PG4.12	Presentation	Deferred	Transactional	
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**Presentation - Eric Kuhne**

(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.

**Decision Advice and Other Information**

The Planning and Growth Management Committee deferred the presentation from Eric Kuhne until its special meeting on June 4, 2007, at 4:00 p.m., in the Council Chamber.

PG4.13	ACTION	Referred	Transactional	
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### **Report Request – Commercial and Residential Developments Approved in North York City Centre**

#### **Summary**

A motion request from Councillor Filion

#### **Decision Advice and Other Information**

The Planning and Growth Management Committee requested the Chief Planner and Executive Director, City Planning, to report to the Committee as soon as possible on the amount of commercial and residential developments approved in the North York City Centre in the past 10 years.

#### **Meeting Sessions**

Session Date	Session Type	Start Time	End Time	Public or Closed Session
2007-05-03	Morning	9:45 AM	12:30 PM	Public
2007-05-03	Afternoon	1:45 PM	4:05 PM	Public