

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		

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.

PG10.1	ACTION	Amended		Ward: All
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Adoption of Official Plan Amendment to Authorize Section 37 Funding of Certain Studies as Eligible Community Benefits

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

Committee Recommendations

The Planning and Growth Management Committee recommends that:

1. In accordance with the direction of the Planning and Growth Management Committee, City Council amend the Official Plan substantially in accordance with the draft Official Plan Amendment attached as Appendix A, subject to the following:
 - a. that the amendment only apply to Heritage Conservation District Studies and not Avenue Studies and Secondary Plan Studies, and that it only apply to the South

Planning District area;

- b. the policy change be located in Section 5.1.1, and the accompanying text be modified to reflect the change; and
- c. the full wording of the policy be refined in discussion with members of Council in the South District and with other stakeholders, and reported on by staff to City Council on November 19, 2007.

Decision Advice and Other Information

The Planning and Growth Management Committee held a statutory public meeting on October 4, 2007, and notice was given in accordance with the City of Toronto Act, 2006, the Planning Act and the Municipal Code.

The Chair advised the registered public speakers and all other persons present that he expected a motion would be made to adjourn the public meeting to November 1, 2007, and they had the option of addressing the Committee on October 4 or November 1, 2007.

No one addressed the Committee on October 4, 2007.

The Planning and Growth Management Committee adjourned the October 4, 2007 public meeting under the City of Toronto Act, 2006, the Planning Act and the Municipal Code, until November 1, 2007.

The following addressed the Committee on November 1, 2007 (see Speakers).

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.Main.PG10.1.4)

(October 2, 2007) e-mail from Scott James, Wellington Place Neighbourhood Association (PG.Main.PG10.1.5)

(October 2, 2007) e-mail from George Milbrandt, Federation of North Toronto Residents' Associations (PG.Main.PG10.1.6)

(October 3, 2007) e-mail from George S. Belza, Willowdale Group of Ratepayer Associations (PG.Main.PG10.1.7)

(October 3, 2007) e-mail from Matthias Schlaepfer (PG.Main.PG10.1.8)

(October 2, 2007) e-mail from Richard Longley, Harbord Village Heritage Conservation District (PG.Main.PG10.1.9)

(October 3, 2007) e-mail from Peggy Mooney, Executive Director, Heritage Toronto (PG.Main.PG10.1.10)

(October 3, 2007) e-mail from Jeffrey L. Davies, Davies Howe Partners (PG.Main.PG10.1.11)

(October 3, 2007) e-mail from Jeffrey L. Davies, Davies Howe Partners (PG.Main.PG10.1.12)

(October 4, 2007) e-mail from Brian Maguire, Confederation of Resident & Ratepayer Associations in Toronto (PG.Main.PG10.1.13)

(October 4, 2007) e-mail from Jonathan Mousley, Riverdale Area (Phase 1) Heritage Conservation District Committee (PG.Main.PG10.1.14)

(October 4, 2007) letter from Mary Louise Ashbourne, President, Weston Historical Society (PG.Main.PG10.1.15)

(October 3, 2007) letter from Carole Goyette, Chairperson, South Etobicoke Non-Profit Housing Corporation (PG.Main.PG10.1.16)

(October 23, 2007) letter from Peter Couto, President, Brownstones of Soho Residents Association (PG.New.PG10.1.17)

(October 29, 2007) e-mail from Paula J. Tenuta, Building Industry and Land Development Association (PG.New.PG10.1.18)

(October 29, 2007) e-mail from George Milbrandt and Peter Baker, FoNTRA (PG.New.PG10.1.19)

(October 31, 2007) e-mail from Matthias Schlaepfer (PG.New.PG10.1.20)

(October 31, 2007) e-mail from Susan Stock (PG.New.PG10.1.21)

(October 31, 2007) e-mail from Brian Maguire, Confederation of Resident & Ratepayer Associations in Toronto (PG.New.PG10.1.22)

(November 1, 2007) letter from William H. Roberts (PG.New.PG10.1.23)

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

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

Committee Recommendations

The Planning and Growth Management Committee recommends that:

1. Council approve the revised version of the proposed Section 37 Implementation Guidelines, attached as Appendix A to the report, 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	Deferred		Ward: All
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Protocol for Negotiating Section 37 Community Benefits - Revised

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

Decision Advice and Other Information

The Planning and Growth Management Committee deferred the report until its meeting on November 29, 2007.

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

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

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.PG10.3.1)

PG10.4	ACTION	Adopted		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

Committee Recommendations

The Planning and Growth Management Committee 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>)

Communications

(October 31, 2007) letter from Eileen P. Costello, Aird & Berlis (PG.New.PG10.4.1)

PG10.5	ACTION	Adopted		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

Committee Recommendations

The Planning and Growth Management Committee 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	Amended		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

Decision Advice and Other Information

The Planning and Growth Management Committee:

1. requested Committee of Adjustment staff to continue the implementation of the harmonization program as outlined in the report;
2. requested the Chief Planner and Executive Director of City Planning to report to the

Committee by February 2008 on the following:

- a. the status of the implementation of the recommendations contained in the report on “Improving the Planning Process”;
 - b. the criteria for the writing of reports and the impact of these on the City’s ability to effectively defend the Committee of Adjustment decisions which have been appealed, when Council so decides;
 - c. progress in reducing the backlog of applications;
 - d. the ways of altering the process so that Committee decisions are defended without necessarily requiring a motion from a Councillor;
 - e. the possibility of setting up a new stand alone Committee of Adjustment panel to adjudicate issues arising from major projects that have received prior approval and then come back for amendments that alter settled or agreed to conditions;
 - f. a process for panels to report out to the Planning and Growth Management Committee on a quarterly basis in order to highlight emerging trends and challenges;
3. requested staff to aggressively pursue electronic communication strategies as they relate to both internal and external sharing of information.

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	Adopted		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

Committee Recommendations

The Planning and Growth Management Committee recommends that:

1. Council appoint 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	Received		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

Decision Advice and Other Information

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

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	Received		Ward: All
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Living Downtown Survey Results

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

Decision Advice and Other Information

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

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-7918.pdf>)

PG10.10	ACTION	Referred		Ward: 20
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Chinatown Destination Signs

(October 2, 2007) Member Motion from City Clerk

Decision Advice and Other Information

The Planning and Growth Management Committee referred the motion to the General Manager, Transportation Services, for consideration and report to the Committee meeting on November 29, 2007.

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	ACTION	Referred		
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Business Case Review for a Smartcard System at the TTC

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

Decision Advice and Other Information

The Planning and Growth Management Committee

1. requested the Toronto Transit Commission, after discussions with Ministry of Transportation (MTO), to report back before the April 10, 2008 meeting of the Planning and Growth Management Committee on:
 - a. gaps identified between the TTC smart card business requirements and the GTA Fare Card system Technical Specification with recommendations on how to close those gaps;
 - b. the risks to TTC in maintaining its jurisdiction for fare policy by joining GTA Fare Card and on how these risks can be mitigated;
 - c. and the cost/benefits implications of joining the GTA-wide fare system as a full participant with a view to benefits in fraud reduction, fare evasion, counterfeit elimination and expanded third party affinities;
2. requested the Deputy City Manager and Chief Financial Officer to report back by April 10, 2008, to the Planning and Growth Management Committee, on whether the smart card system for transit fares could also be used for the collection of City service fees such as parking, parking permits, parking fines, library services, recreation fees, etc., and if so, advise of the financial benefits.
3. received the letter for information.

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	Received		
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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

Decision Advice and Other Information

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

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. ded 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	Deferred		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

Decision Advice and Other Information

The Planning and Growth Management Committee deferred the letter until its meeting on November 29, 2007, in order that notice be given for Committee questions and debate.

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>)

Meeting Sessions

Session Date	Session Type	Start Time	End Time	Public or Closed Session
2007-11-01	Morning	9:45 AM	12:30 PM	Public
2007-11-01	Afternoon	1:40 PM	3:40 PM	Public