

Planning and Growth Management Committee

Meeting No.	3	Contact	Merle MacDonald, Committee Administrator
Meeting Date	Thursday, March 29, 2007	Phone	416-392-7340
Start Time	9:30 AM	E-mail	mmacdona@toronto.ca
Location	Committee Room 1, City Hall		

Attendance

Members of the Planning and Growth Management Committee were present for some or all of the time periods indicated under the section headed “Meeting Sessions”, which appears at the end of the Minutes.

Councillor Brian Ashton, Chair	X
Councillor Peter Milczyn, Vice-Chair	X
Councillor Frank Di Giorgio	X
Councillor John Filion	R
Councillor Karen Stintz	X
Councillor Adam Vaughan	X

Confirmation of Minutes

On motion by Councillor Vaughan, the Minutes of the meeting of the Planning and Growth Management Committee held on February 15, 2007, were confirmed.

PG3.1	ACTION	Adopted	Policy	Ward: 1, 14, 18, 19, 20, 27, 28, 31, 41, 42
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Approval of Community Improvement By-laws and Plans: Commercial Façade Improvement Program

(March 2, 2007) report from Chief Planner and Executive Director, City Planning Division

Recommendations

It is recommended that:

1. Council approve the by-laws in Attachment 1 designating new Community

Improvement Project Areas and adopting Community Improvement Plans pursuant to Section 28 of the Planning Act to facilitate further implementation of the City's Commercial Façade Improvement Program.

2. Council approve the by-laws in Attachment 2 to this report, amending the boundaries of existing Community Improvement Project Area designations and related Community Improvement Plans to the extent that the attached mapping may be effected, pursuant to Section 28 of the Planning Act, to facilitate further implementation of the City's Commercial Façade Improvement Program.
3. this report be forwarded to the Economic Development Committee for information.
4. Council authorize the City Solicitor to make such stylistic and technical changes to the draft by-laws and plans as may be required before introducing necessary bills to Council for enactment.
5. the appropriate City officials be authorized and directed to take the necessary actions to give effect thereto.

Financial Impact

There are no financial implications contained in this report.

Summary

Section 28(7) of the Planning Act authorizes the municipality to make grants to registered or assessed owners of buildings or tenants within a Community Improvement Project Area (CIPA) in conformity with a related Community Improvement Plan (CIP). The Commercial Façade Improvement Program, implemented by CIPs, provides such grants to commercial property owners and tenants to improve the appearance of their storefronts.

In order to offer such grants, Council must first designate an area as CIPA and adopt a CIP. This report recommends the adoption of by-laws either to designate CIPAs and adopt related CIPs, or to amend existing CIPA designations for the purpose of implementing the Commercial Façade Improvement Program in 11 areas of the City.

The Planning Act requires the City to notify the affected owners and hold a statutory public meeting and to consult with the Ministry of Municipal Affairs and Housing before adopting these designations, amendments and plans.

Committee Recommendations

On motion by Councillor Di Giorgio, the Planning and Growth Management Committee recommended that:

1. Council approve the by-laws in Attachment 1 designating new Community Improvement Project Areas and adopting Community Improvement Plans pursuant to Section 28 of the Planning Act to facilitate further implementation of the City's Commercial Façade Improvement Program;
2. Council approve the by-laws in Attachment 2 to this report, amending the boundaries of

existing Community Improvement Project Area designations and related Community Improvement Plans to the extent that the attached mapping may be effected, pursuant to Section 28 of the Planning Act, to facilitate further implementation of the City's Commercial Façade Improvement Program;

3. this report be forwarded to the Economic Development Committee for information;
4. Council authorize the City Solicitor to make such stylistic and technical changes to the draft by-laws and plans as may be required before introducing necessary bills to Council for enactment; and
5. the appropriate City officials be authorized and directed to take the necessary actions to give effect thereto.

Financial Impact

There are no financial implications contained in this report.

Decision Advice and Other Information

The Planning and Growth Management Committee held a statutory public meeting on March 29, 2007; and notice was given in accordance with the Planning Act.

Links to Background Information

Commercial Facade Improvement Program

(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-2414.pdf>)

PG3.2	ACTION	Adopted	Transactional	Ward: 1
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6620 Finch Avenue West – Official Plan and Zoning Applications – Final Report

(March 13, 2007) report from Chief Planner and Executive Director, City Planning Division

Recommendations

The City Planning Division recommends that:

1. City Council refuse the application to amend the Official Plan and zoning by-law.
2. In the event of an appeal, City Council authorize the City Solicitor and appropriate staff to appear at the Ontario Municipal Board in support of this position.

Financial Impact

The recommendations in this report have no financial impact.

Summary

An application has been submitted to permit the demolition of an existing retail plaza, located on the north side of Finch Avenue West between Highway 27 and Westmore Drive, and the

construction of two fifteen-storey apartment buildings with retail uses at grade.

This application proposes to amend Map 2, the Urban Structure Map of the Official Plan and as such has city-wide implications which should be addressed by the Planning and Growth Management Committee.

This report reviews and recommends refusal of the application to amend the Official Plan and Zoning By-law.

Communications

(March 28, 2007) letter from Barry A. Horosko, Bratty and Partners, LLP, Barristers and Solicitors - PGMMainPG3.2.1

Speakers

Barry A. Horosko, Bratty and Partners, Barristers and Solicitors, on behalf of the Applicant.

Committee Recommendations

On motion by Councillor Milczyn, the Planning and Growth Management Committee recommended that:

1. City Council refuse the application to amend the Official Plan and Zoning By-law; and
2. in the event of an appeal, City Council authorize the City Solicitor and appropriate staff to appear at the Ontario Municipal Board in support of this position.

Financial Impact

The recommendations in this report have no financial impact.

Motions

Deferral motion moved by Councillor Di Giorgio

that the application to amend the Official Plan and Zoning By-law be deferred; that staff be requested to process the application in the normal manner; and further, that the applicant provide the City with written undertaking that the application will not be appealed to the OMB until City Council has taken a position on this matter. (*Lost*)

Links to Background Information

Staff Report - 6620 Finch Ave. W. OPA and Zoning Applications - Final Report
(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-2396.pdf>)

2a 6620 Finch Avenue West – Official Plan and Zoning Applications – Final Report

(March 29, 2007) letter from Councillor Suzan Hall, Ward 1 North Etobicoke

Summary

In support of staff's recommendation to refuse the Application.

PG3.3	ACTION	Amended	Transactional	Ward: All
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Council Adoption of Proposed Section 37 Implementation Guidelines

(March 12, 2007) report from Chief Planner and Executive Director, City Planning Division

Recommendations

City Planning Division recommends that :

1. The revised S.37 Implementation Guidelines attached as Appendix A to this report be adopted for use by City Council, City staff, the development industry and the general public in the implementation of Official Plan policies pertaining to S.37 of the Planning Act.
2. The appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

Financial Impact

This report will have no financial impact.

Summary

This report is forwarding for adoption the Proposed Guidelines for Implementation of Section 5.1.1 of the Official Plan: Height and/or Density Incentives under Section 37 of the Planning Act. The consideration of Proposed Guidelines was deferred twice by Planning and Transportation Committee in 2006 to facilitate settlement discussions between the City and the appellants to the Section 37 (S.37) Official Plan policies. The S.37 policies were approved by the Ontario Municipal Board (OMB) in the Fall of 2006.

The revisions reflect changes to the version of the Proposed Guidelines contained in a report dated June 15, 2006, and address comments received from the Federation of North Toronto Residents' Associations (FONTRA) and the Greater Toronto Home Builders' Association (GTHBA), both organizations being appellants to the S.37 policies. The other ratepayer appellant organizations declined to participate in this round of consultations. The revisions also reflect staff changes in light of the approved Official Plan S.37 policies, specific situations, and minor editorial improvements. Staff is recommending adoption of the Guidelines now to assist staff, Council, the development industry and the public in the implementation of the Official Plan policies. Any necessary future changes to the Guidelines can easily be incorporated through further reports from the Chief Planner.

Communications

(March 12, 2007) e-mail from Paula J. Tenuta, MCIP, RPP, Director, GTHBA - UDI - PGMMain

(March 18, 2007) e-mail from Sandra Shaul, Chair, Annex Heritage District Conservation Study - PGMMain

(March 21, 2007) e-mail from Richard Longley - PGMMain

(March 22, 2007) e-mail from Rory Sinclair, Chair, Harbord Village Residents' Association - PGMMain

(March 23, 2007) e-mail from Tony Stapells, President, Toronto Historical Association - PGMMain

(March 24, 2007) e-mail from Scott James, Secretary, Wellington Place Neighbourhood Association - PGMMain

(March 28, 2007) e-mail from George Milbrandt, Co-Chair, Federation of North Toronto Residents Associations - PGMMain

(March 21, 2007) e-mail from Mimi Fullerton - PGMMain

Speakers

Edith Geduld, North York Community Preservation Panel

Tony Stapells, Toronto History Association

Councillor Cliff Jenkins, Ward 25 Don Valley West

Committee Recommendations

On motion by Councillor Vaughan, the Planning and Growth Management Committee recommended that:

1. the revised S.37 Implementation Guidelines attached as Appendix A to the report be adopted for use by City Council, City staff, the development industry and the general public in the implementation of Official Plan policies pertaining to S.37 of the Planning Act, subject to amending paragraph 2 under Sub-section 2.3 entitled "Section 37 Community Benefits should be specific capital facilities, or cash contributions to achieve specific capital facilities", to read:

“Community benefits should be durable. Cash-in-lieu of capital facilities is only acceptable where the cash is secured for specific local capital facilities "(and where through agreement capital maintenance funds can be secured to repair or maintain Toronto Community Housing Corporation properties)." Operating, programming, and maintenance funds are not durable and are not appropriate community benefits (the only permitted exceptions are start-up funds where a child care facility is secured, in accordance with Official Plan policy 5.1.1.6(b), and rent levels and tenant relocation and assistance plans as required through the application of policies 5.1.1.6(h) and (i) and section 3.2.1.”; and

2. the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

Decision Advice and Other Information

The Planning and Growth Management Committee requested:

- a. the Chief Planner and Executive Director of City Planning to report to the Committee on the following:
 - i. proposed Guidelines for cash in-lieu benefits that will provide both a protocol and guidelines governing these agreements (Sub-section 2.3 of the report);

- ii. Guidelines and a protocol for how and when Section 37 benefits are negotiated, including guidelines on how calculations are made on particular projects and a protocol for Councillors to have access to the calculations and the rationale to those calculations prior to negotiating with the developer. (Sub-section 2.5 of the report); and
 - iii. in two months' time, on a protocol to ensure that the principles of Appendix "A" Sections 2.11 and 2.12 are implemented practically;
(Motion by Councillor Vaughan)
- b. the Chief Planner and Executive Director of City Planning to solicit input from Councillors after one year from the adoption of the Guidelines on the outcomes achieved and on the efficacy of the Guidelines, and report to the Committee at its meeting in June 2008, on recommendations for modifications to the Guidelines;
(Motion by Councillor Vaughan)
 - c. the Deputy City Manager and Chief Financial Officer and the Chief Planner and Executive Director of City Planning to report to the Committee on a protocol to ensure the adequate tracking and reporting of funds received through Section 37 on a ward basis.
(Motion by Councillor Milczyn)

Motions

Amend motion moved by Councillor Vaughan

Amend second paragraph in Recommendation 1 of the Planning and Growth Management Committee to insert after the words "Toronto Community Housing Corporation properties", the words "and non-profit co-op and supportive housing projects". *(Lost)*

Moved by Councillor Vaughan, that the Implementation Guidelines for Section 37 of the Planning Act be amended to include as eligible community benefits funding for Heritage Conservation District Studies, Avenue Studies and Community Improvement Studies, and the Chief Planner and Executive Director of City Planning bring forward the necessary amendments to include these as eligible community benefits.

Ruling by Chair:

Ruled out of Order by the Chair.

Councillor Vaughan challenged the ruling of the Chair.

Vote to uphold the Ruling of the Chair.

Carried.

Links to Background Information

Council Adoption of Proposed Section 37 Implementation Guidelines

<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-2441.pdf>

PG3.4	Information	Received	Transactional	Ward: All
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Potential for Including Heritage Conservation District Studies as Benefits Under Section 37 of the Planning Act

(January 29, 2007) report from Chief Planner and Executive Director, City Planning Division

Summary

As requested by City Council at its September, 2006 meeting, this report discusses the potential for including Heritage Conservation District (HCD) studies as eligible benefits under Section 37 (S.37) of the Planning Act.

The S.37 policies of the Official Plan, as approved by the Ontario Municipal Board (OMB), require that S.37 community benefits be capital facilities. HCD studies are not capital facilities, and thus an amendment to the Official Plan would be necessary for such studies to become eligible community benefits. City Planning staff does not support such an Official Plan amendment, for the following reasons:

- the historical practice in Toronto in the use of S.37, pre- and post-amalgamation, has been to generally limit S.37 benefits to capital facilities.
- the intent of the former City of Toronto Official Plan S.37 policies was to limit benefits to capital facilities.
- the S.37 Implementation Framework adopted by Council in 2000 specified that S.37 benefits were to be capital facilities.
- other jurisdictions, such as the City of Vancouver's density incentives, limit benefits to capital facilities.
- the Official Plan S.37 policies adopted in 2002 limited S.37 benefits to capital facilities.
- community benefits should be durable, physical assets.
- developers who contribute the funds are generally opposed to non-capital facilities as benefits (as are many residents' organizations).
- including HCD studies as eligible S.37 benefits would set an undesirable precedent for inclusion of other studies or other program/operating matters.
- Council's adopted policy on donations for community benefits outside the planning and procurement processes also requires such benefits to be capital facilities and maintains a consistent approach.

- HCD study funding should be provided through the City budget process.

Communications

- (February 9, 2007) letter from Matthias Schlaepfer - PGSupplementarypg3.4.1
- (February 13, 2007) letter from Pearl Quong, Grange Park Residents Association, Grange Park Preservation Group - PGSupplementarypg3.4.2
- (March 12, 2007) e-mail from Paula J. Tenuta, MCIP, RPP, Director, GTHBA - UDI - PGSupplementarypg3.4.3
- (March 18, 2007) e-mail from Sandra Shaul, Chair, Annex Heritage District Conservation Study - PGSupplementarypg3.4.4
- (March 21, 2007) e-mail from Richard Longley - PGSupplementarypg3.4.5
- (March 22, 2007) e-mail from Rory Sinclair, Chair, Harbord Village Residents' Association - PGSupplementarypg3.4.6
- (March 23, 2007) e-mail from Tony Stapells, President, Toronto Historical Association - PGSupplementarypg3.4.7
- (March 24, 2007) e-mail from Scott James, Secretary, Wellington Place Neighbourhood Association - PGSupplementarypg3.4.8
- (March 28, 2007) e-mail from George Milbrandt, Co-Chair, Federation of North Toronto Residents Associations - PGSupplementarypg3.4.9

Speakers

Edith Geduld, North York Community Preservation Panel
Tony Stapells, Toronto History Association

Decision Advice and Other Information

On motion by Councillor Vaughan, the Planning and Growth Management Committee received the report.

Links to Background Information

Heritage Conservation District Studies as Benefits Under Section 37
(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-2398.pdf>)

PG3.5	ACTION	Adopted	Policy	Ward: All
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Proposed Parking Standards for Selected Commercial and Residential Uses: Consultation and Next Steps

(March 5, 2007) report from Chief Planner and Executive Director, City Planning Division

Recommendations

The City Planning Division recommends that:

1. The Planning and Growth Management Committee authorize the release of the consultant reports entitled “Parking Zoning Standards Review Phase 2: Office, Retail and Restaurant Use Component” (prepared by the IBI Group, January, 2007) and “Parking Standards Review – Phase 2 Apartment Building/Condominium Townhouse

Component, Zoning By-law Review Project” (prepared by Cansult Limited, (February, 2007) and that these reports be made available on the City’s web site.

2. The Planning and Growth Management Committee direct that a public consultation process be undertaken to review the proposed parking standards contained in the IBI study and the Cansult study and that this process include:
 - public consultation meetings in each district;
 - meetings with relevant stakeholders and interest groups, and
 - providing an electronic feedback form on the Zoning By-law Project’s web site.
3. Final recommendations for changes to the parking provisions of the Zoning By-law be brought forward at the conclusion of the public consultation process.

Financial Impact

These recommendations and report will have no financial impact beyond what has already been approved in the current year’s budget.

Summary

This report summarizes the findings of two consultant studies that were commissioned as part of the Zoning By-law Project to develop new parking standards for selected land uses. The study conducted by the IBI Group looks at parking standards for office, restaurant and retail uses. The other study, undertaken by Cansult Limited, addresses the parking needs of condominium and rental apartments as well as townhouses with common parking areas. These two studies are appended to this report and are also available on the City’s website at www.toronto.ca/zoning. The IBI study draws on the results of parking utilization surveys of some 800 commercial parking lots and the Cansult study utilizes the survey returns from approximately 5,000 households living in apartments across the City. Both studies take into account the policy directions of the Official Plan and have regard for existing parking standards in Toronto and other comparable cities.

The proposed parking standards vary among different parts of the City as defined by the Official Plan’s urban structure map. There are separate parking standards for each of the mixed use, transit-oriented, targeted growth areas (Downtown and Central Waterfront, Centres, and Avenues) and the rest of the City. A common aim of the consultant studies is to identify parking standards that require the minimum responsible amount of parking for a given land use. Maximum standards are also proposed in the targeted growth areas to guard against an over-supply of parking in these areas that are well served by transit. Both studies propose parking standards for bicycles and designated accessible parking spaces for the disabled. Overall, the proposed standards result in a modest reduction of some minimum parking requirements, with the greatest changes applying to commercial uses located in the targeted growth areas.

To this point, the proposed parking standards have been developed by the consultants with the advice and guidance of a staff steering committee and with input from a number of working sessions with larger groups of staff from across several City divisions. The consultant studies are now complete and this report seeks authorization for their release and public discussion. Once this authority is given, detailed zoning maps will be prepared to show exactly the areas to which the proposed parking standards apply in order to facilitate the public consultation

process recommended in this report. This report also notes a number of areas where, as part of the on-going Zoning By-law Project, further work on parking standards and related issues is required as a matter of priority. Notably, further study of parking standards is required for: various types of targeted housing; live/work units; large retail complexes and places of worship. There is also the need to develop a parking strategy for the Avenues.

Communications

(February 28, 2007) report from Cansult Engineers and Project Managers - PGSupplementary
(March 5, 2007) report from IBI Group - PGSupplementary

Speakers

Councillor Howard Moscoe, Ward 15 Eglinton-Lawrence

Committee Recommendations

On motion by Councillor Di Giorgio, the Planning and Growth Management Committee recommended that:

1. Council authorize the release of the consultant reports entitled “Parking Zoning Standards Review Phase 2: Office, Retail and Restaurant Use Component” (prepared by the IBI Group, January, 2007) and “Parking Standards Review – Phase 2 Apartment Building/Condominium Townhouse Component, Zoning By-law Review Project” (prepared by Cansult Limited, (February, 2007) and that these reports be made available on the City’s web site;
2. Council direct that a public consultation process be undertaken to review the proposed parking standards contained in the IBI study and the Cansult study and that this process include:
 - public consultation meetings in each district;
 - meetings with relevant stakeholders and interest groups, and
 - providing an electronic feedback form on the Zoning By-law Project’s web site; and
3. the final recommendations for changes to the parking provisions of the Zoning By-law be brought forward at the conclusion of the public consultation process.

Financial Impact

These recommendations and report will have no financial impact beyond what has already been approved in the current year’s budget.

Decision Advice and Other Information

On motion by Councillor Di Giorgio, the Planning and Growth Management Committee referred the communication (March 28, 2007) from Councillor Moscoe, Ward 15 Eglinton-Lawrence, to the Chief Planner and Executive Director of City Planning for consideration and report to the Committee meeting on May 31, 2007.

Links to Background Information

Parking Standards for Selected Commercial and Residential Uses
<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-2399.pdf>

5a Proposed Parking Standards for Selected Commercial and Residential Uses: Consultation and Next Steps

(March 28, 2007) letter from Councillor Howard Moscoe, Ward 15 Eglinton-Lawrence

Summary

Forwarding the action taken by the Planning and Transportation Committee on May 1, 2006 regarding Transit Pass and Parking Requirements.

Links to Background Information

Proposed Parking Standards for Selected Commercial and Residential Uses
<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-2579.pdf>

PG3.6	ACTION	Adopted	Policy	Ward: All
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To Designate the Centres as Community Improvement Project Areas

(March 6, 2007) report from Chief Planner and Executive Director, City Planning Division

Recommendations

The Chief Planner and Executive Director of City Planning recommends that:

1. Council adopt the by-laws attached hereto as Attachments 1 to 4 to designate Scarborough Centre, North York Centre, Etobicoke Centre and Yonge-Eglinton Centre, as identified by the City of Toronto Official Plan, as Community Improvement Project Areas, pursuant to Section 28(2) of the Planning Act.
2. Council direct City staff to prepare Community Improvement Plans for the North York, Scarborough and Yonge-Eglinton Centres, undertake the necessary public consultation including giving notice for the required public meetings, and bring forward the proposed plans for Council approval.
3. the appropriate City officials be authorized and directed to take the necessary actions to give effect hereto.

Financial Impact

There are no financial impacts.

Summary

This report recommends that the Scarborough, North York, Etobicoke, and Yonge-Eglinton Centres as identified in Toronto's Official Plan be designated as Community Improvement

Project Areas (“CIPAs”), as authorized by Section 28(2) of the Planning Act.

Designating the Centres as CIPAs is necessary for the City to be able to use Community Improvement Plans (“CIPs”) to establish policies and provide incentives that may make the centres more competitive as potential locations for office development in the City and the Greater Toronto Area.

Committee Recommendations

On motion by Councillor Stintz, the Planning and Growth Management Committee recommended that:

1. Council adopt the by-laws attached hereto as Attachments 1 to 4 to designate Scarborough Centre, North York Centre, Etobicoke Centre and Yonge-Eglinton Centre, as identified by the City of Toronto Official Plan, as Community Improvement Project Areas, pursuant to Section 28(2) of the Planning Act;
2. Council direct City staff to prepare Community Improvement Plans for the North York, Scarborough and Yonge-Eglinton Centres, undertake the necessary public consultation including giving notice for the required public meetings, and bring forward the proposed plans for Council approval; and
3. the appropriate City officials be authorized and directed to take the necessary actions to give effect hereto.

Financial Impact

There are no financial impacts.

Links to Background Information

To Designate the Centres as Community Improvement Project Areas
<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-2400.pdf>

PG3.7	ACTION	Adopted	Policy	Ward: All
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Urbanizing the Avenues Mid-Rise Buildings Symposium Update and Avenue Studies Next Steps

(March 14, 2007) report from Chief Planner and Executive Director, City Planning Division

Recommendations

The City Planning Division recommends that Council:

1. Direct the Chief Planner and Executive Director, City Planning to establish a Mid-Rise Buildings Interdivisional Team to investigate methods to reduce obstacles and promote the development of mid-rise buildings.

2. Direct staff to report back to the Planning and Growth Management Committee by March 2008 on the progress of a Mid-Rise Buildings Action Plan.

Financial Impact

There are no financial implications resulting from this report.

Summary

The Mid-Rise Buildings Symposium and the Avenue Studies carried out by the City have been important steps towards the implementation of the Official Plan's goals and objectives to intensify the Avenues.

The purpose of this report is to update members of City Council on the findings of the Mid-Rise Buildings Symposium as well as the recent Avenue Studies and to recommend appropriate next steps. Next Steps will include consultation with other City Divisions to review the issues and obstacles raised, and seek viable solutions in order to promote the development of mid-rise buildings on the Avenues.

Committee Recommendations

On motion by Councillor Stintz, the Planning and Growth Management Committee recommended that Council:

1. direct the Chief Planner and Executive Director, City Planning to establish a Mid-Rise Buildings Interdivisional Team to investigate methods to reduce obstacles and promote the development of mid-rise buildings; and
2. direct staff to report back to the Planning and Growth Management Committee by March 2008 on the progress of a Mid-Rise Buildings Action Plan.

Financial Impact

There are no financial implications resulting from this report.

Links to Background Information

Urbanizing the Avenues Mid-Rise Buildings Symposium Update and Avenue Studies
<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-2401.pdf>

PG3.8	ACTION	Adopted	Policy	Ward: All
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Design Review Panel Pilot Project – Incorporating Municipal Projects

(March 14, 2007) report from Chief Planner and Executive Director, City Planning Division

Recommendations

The City Planning Division recommends that:

1. City Council approve the project thresholds and procedures outlined in this report for

incorporating municipal projects in the Design Review Panel Pilot Project during the two year Pilot period.

Financial Impact

There is no financial impact resulting from this report.

Summary

This report recommends project thresholds and procedures for incorporating municipal projects in the Design Review Panel Pilot Project. The Pilot Project was approved for implementation by City Council (June 27-29, 2006). The thresholds and procedures have been developed through consultation with City Divisions as directed by City Council.

A great City needs great design to foster and sustain a high quality of life for its citizens, attract investment and remain economically competitive. Design Review Panels are used in other Canadian and international cities, with proven success, to raise the design quality of the built environment by enhancing the development approvals process. By incorporating municipal projects in approved Pilot Areas in the Design Review Panel Pilot Project, the City is reinforcing its commitment to building the highest quality public realm for the citizens of Toronto.

Committee Recommendations

On motion by Councillor Stintz, the Planning and Growth Management Committee recommended that:

1. City Council approve the project thresholds and procedures outlined in this report for incorporating municipal projects in the Design Review Panel Pilot Project during the two- year Pilot period.

Financial Impact

There is no financial impact resulting from this report.

Links to Background Information

Design Review Panel Pilot Project - Incorporating Municipal Projects
<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-2402.pdf>

PG3.9	ACTION	Adopted	Policy	Ward: All
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Design Review Panel Pilot Project – Panel Membership

Confidential - Attachment 1 - Personal matters about an identifiable individual, including municipal or local board employees

(March 15, 2007) report from Chief Planner and Executive Director, City Planning Division

Recommendations

The City Planning Division recommends that:

1. Council approve the membership for the Design Review Panel Pilot Project outlined in Confidential Attachment 1.
2. Council approve the public release of the confidential information in Attachment 1.

Financial Impact

There are no financial implications resulting from the recommendations of this report

Summary

The purpose of this report is to recommend approval of Panel membership for the two year, Design Review Panel Pilot Project. The Pilot Project was approved for implementation by City Council (June 27-29, 2006).

Research of other Canadian and international cities with Design Review Panels shows that this tool is being used successfully to improve the design quality of the public realm. City Council's direction to implement the Design Review Panel Pilot Project for Toronto addressed the goals of the Official Plan and the Beautiful City initiative. This direction recognized the significance of good design in city building and its role in fostering a high quality of life for Toronto's citizens and enhancing the City's economic competitiveness. Toronto is experiencing an unprecedented public interest in the design quality of the public realm. Implementation of the Pilot Project is a timely step to strengthen the development approvals process to contribute to building a dynamic, vital and beautiful City. Panel membership nomination was carried out according to Council's approved procedures and principles for the Pilot Project. Nomination criteria is further detailed in this report. Approval of the Panel membership will allow the Pilot Project to commence.

Committee Recommendations

On motion by Councillor Di Giorgio, the Planning and Growth Management Committee recommended that:

1. Council approve the membership for the Design Review Panel Pilot Project outlined in Confidential Attachment 1; and
2. Council approve the public release of the Confidential information in Attachment 1.

Financial Impact

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

Links to Background Information

Design Review Panel Pilot Project ý Panel Membership
(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-2403.pdf>)

PG3.10	ACTION	Amended	Policy	Ward: All
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City of Toronto's Migratory Bird Policies – Bird Friendly Development Guidelines

(March 6, 2007) report from Chief Planner and Executive Director, City Planning Division

Recommendations

The City Planning Division recommends that:

1. Council adopt the Bird-Friendly Development Guidelines in order to encourage better design and operation of both new and existing buildings and help reduce the number of migratory bird deaths in the City;
2. the Chief Planner and Executive Director of City Planning develop a method for rating a building that implements the City's "Bird-Friendly Development Guidelines" along with a means of acknowledging such efforts; and
3. the Chief Planner and Executive Director of City Planning develop a 'Light Pollution Policy' for Council's consideration that reflects the specific context of Toronto, sets out the goal and objectives of the City's Light Pollution Policy and offers possible options of implementing such a policy while taking into consideration the interests of concerned stakeholders.

Financial Impact

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

Summary

This report presents the progress made on the City's migratory bird policies in 2006, summarizes the success of the City and its community stakeholders in developing and implementing these policies and recommends further action for Council's consideration on the City's migratory bird policy issue.

Over the past 12 months City staff along with interested community partners and stakeholders, developed migratory bird policies in a comprehensive, three-pronged approach. For the injured birds, the City assists in their rescue, rehabilitation and release. For the public, an awareness campaign that draws attention to the dangers the urban environment poses to migrating birds has been launched. Finally, the "Bird-Friendly Development Guidelines" provides architects, planners, urban designers, building owners and managers, tenants and homeowners with a comprehensive list of possible options that can be implemented in new or existing developments to make them less dangerous for migratory birds.

To further enhance the work accomplished over the past year, it is recommended that the City produce a "Bird-Friendly Rating and Acknowledgement System" that will rate participating buildings on efforts to implement the Bird-Friendly Development Guidelines and recognize these efforts. It is also recommended that the City develop a 'made in Toronto' Light Pollution

Policy that reflects the specific context of Toronto, sets out the goal and objectives of the City's Light Pollution Policy and offers possible options of implementing such a policy while taking into consideration the interests of concerned stakeholders. (Bird-Friendly Development Guidelines dated March 2007 was circulated to all Members of Council.)

Communications

(March 27, 2007) letter from John Robert Carley - PGMmainpg3.10.1

Speakers

Natalie Karvonen, Toronto Wildlife Centre

Ainslie Willock, Toronto Ornithological Club

Michael Mesure, Federal Light Awareness Program (FLAP)

Councillor Glenn De Baeremaeker, Ward 38 Scarborough Centre

Councillor Joe Mihevc, Ward 21 St. Paul's

Committee Recommendations

On motion by Councillor Ashton, the Planning and Growth Management Committee recommended that:

1. Council adopt the Bird-Friendly Development Guidelines in order to encourage better design and operation of both new and existing buildings and help reduce the number of migratory bird deaths in the City;
2. the Chief Planner and Executive Director of City Planning develop a method for rating a building that implements the City's "Bird-Friendly Development Guidelines" along with a means of acknowledging such efforts, and report back to the Planning and Growth Management Committee in September 2007;
3. the Chief Planner and Executive Director of City Planning develop a 'Light Pollution Policy' for Council's consideration that reflects the specific context of Toronto, sets out the goal and objectives of the City's Light Pollution Policy and offers possible options of implementing such a policy while taking into consideration the interests of concerned stakeholders, and report back to the Planning and Growth Management Committee in Spring 2008;
4. that the Lights Out Toronto Public Awareness Campaign consider using up to 50 percent of any contribution to assist the costs of rescue, rehabilitation and release efforts and contributors to the campaign be made aware of this policy; and
5. that the Chief Planner and Executive Director of City Planning be directed to circulate the staff report and Bird Friendly Development Guidelines to the Toronto Board of Education, BOMA, FCM, AMO and other appropriate architectural associations.

Financial Impact

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

Links to Background Information

City of Toronto's Migratory Bird Policies and Bird Friendly Development Guidelines
<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-2405.pdf>

PG3.11	ACTION	Amended	Policy	
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Divisional Policy and Process Governing the Toronto Preservation Board and Community Preservation Panels

(February 23, 2007) report from Chief Planner and Executive Director, City Planning Division

Recommendations

The Chief Planner and Executive Director, City Planning Division recommends that:

1. Council adopt the policy and process listed in Attachment 1, as the City Planning Division's policy and process governing the Toronto Preservation Board and Community Preservation Panels, effective immediately.
2. The City of Toronto Municipal Code, Chapter 103, Heritage, be amended to include the policy and process adopted in Recommendation 1.
3. The appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction of any necessary bills.

Financial Impact

This report has no financial impact.

Summary

The City's Policy for Citizen Nomination to City Agencies, Boards, Commissions and Corporations (ABCCs) provides for a two-term limit on citizen members.

Concerns were raised by members of the Community Preservation Panels (CPPs) that an application of this policy would eliminate many citizen members from reappointment for the 2007-2010 Council term.

In September 2007 Council confirmed that the City's general policy did not apply to the Toronto Preservation Board (TPB) and CPP but directed that policies and processes regarding citizen appointment to such bodies should be developed by the City Planning Division.

This report recommends that, to ensure continuity on the CPPs, a two-term limit be put in place for new citizen members appointed to the TPB and CPPs but that no existing citizen members of the CPPs be precluded from serving in the future only because they have served two or more terms. The two-term limit is recommended for the TPB as several new citizen members have been appointed each term, thereby providing continuity.

Other minor amendments to Chapter 103 – Heritage of the Municipal Code are also

recommended to bring the policies and processes in line with current structure and practice.

Speakers

Rick Schofield

Janice Etter, Etobicoke-York Community Preservation Panel

Dougals (Sandy) Grigg, Scarborough Community Preservation Panel

Councillor Glenn De Baeremaeker, Ward 38 Scarborough Centre

Committee Recommendations

On motion by Councillor Ashton, the Planning and Growth Management Committee recommended that:

1. Council adopt the policy and process listed in Attachment 1, as the City Planning Division's policy and process governing the Toronto Preservation Board and Community Preservation Panels, effective immediately, subject to adding to Section 103-18E the following:

"and further, that no citizen member of a panel be precluded from further service if there are insufficient suitable applicants.";

2. the City of Toronto Municipal Code, Chapter 103, Heritage, be amended to include the policy and process adopted in Recommendation 1;
3. the Scarborough Community Council be requested to give consideration to mechanisms that increase citizen participation on agencies, boards and commissions; and
4. the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction of any necessary bills.

Financial Impact

This report has no financial impact.

Links to Background Information

Policy and Process Governing the Toronto Preser. Bd and Community Preser. Panel
(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-2406.pdf>)

11a Divisional Policy and Process Governing the Toronto Preservation Board and Community Preservation Panels

(March 1, 2007) letter from Toronto Preservation Board

Recommendations

The Toronto Preservation Board recommended to the Planning and Growth Management Committee that:

1. Council adopt the policy and process listed in Attachment 1, as the City Planning Division's policy and process governing the Toronto Preservation Board and

Community Preservation Panels, effective immediately, subject to deleting the following proposed amendment 103-18 E from Attachment 1:

103-18 E	Replace “for a term consistent with the City’s “Policy on Citizen Appointments to City of Toronto Agencies, Boards and Commissions and External Special-Purpose Bodies” with “for a maximum of two consecutive terms, except that no citizen member of a Panel who served during the 2004-2006 term will be precluded from future service only because he or she will serve more than two consecutive terms”	The City’s Policy is not applicable to the TPB. This policy will ensure short-term continuity while encouraging the Panels in the future to recruit new members
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2. The City of Toronto Municipal Code, Chapter 103, Heritage, be amended to include the policy and process adopted in Recommendation 1.
3. The appropriate City Officials be authorized and directed to take the necessary action to give effect thereto, including the introduction of any necessary bills.

Summary

Forwarding the decision of the Toronto Preservation Board meeting on March 1, 2007.

Links to Background Information

Policy and Process Governing the Toronto Preser. Bd and Community Preser. Panel
<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-2408.pdf>

PG3.12	ACTION	Adopted	Policy	Ward: All
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Revised Statutory Public Notice Procedures under the Ontario Heritage Act

(February 23, 2007) report from Chief Planner and Executive Director, City Planning Division

Recommendations

The Chief Planner and Executive Director, City Planning Division recommends:

1. That Council adopt the procedures listed in Attachment 1, effective May 1, 2007, to provide notice to the public of its actions and decisions under the Ontario Heritage Act, as an alternative to newspaper advertising.

2. the City of Toronto Municipal Code, Chapter 162, be amended to include the procedures adopted in Recommendation 1.
3. the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction of any necessary bills, as soon as possible after adoption.

Financial Impact

A budget of approximately \$40,000 for notifications is included in the City Planning 2007 Recommended Operating Budget. This amount is subject to a reduction based on the actual spending and commitments necessary for newspaper advertising, prior to Council approval of the alternate procedures recommended in this report. Should Council approve the recommendations of this report, no further monies will be spent on newspaper advertising after such approval. This will provide savings of approximately \$26,700 in 2007 with incremental saving of \$13,300 in 2008.

However, recent amendments to the Ontario Heritage Act now require the City to register the fact of inclusion in recently designated Heritage Conservation Districts on the title of every property in such Districts. The cost of this new requirement is approximately \$30,000. It has not been included in the 2007 Recommended Budget and in the 2008/9 Outlooks. Staff recommend that the notification budget be used for these required notifications.

Over 2007, staff will monitor to see if the reduction in the notification budget due to cancellation of newspaper advertising is sufficient to cover the new costs associated with notification, through registration on title, of Heritage Conservation District. Staff will report on the results during the 2008 budget process.

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

Summary

The Ontario Heritage Act was recently amended to allow Council to set its own processes for providing statutory notice for its actions and decisions under the Act. Such processes would replace the previous requirement for newspaper advertising, which is expensive and not very effective in informing the public. The City has been advocating this change for years.

Staff recommend that the current Public Notices webpage on the City's website be used to provide these notices. A link will be provided from the webpage displaying the Inventory of Heritage Properties to the Public Notices webpage.

The money saved because newspaper advertising is no longer required will be used to register on the title of properties in new Heritage Conservation Districts notice of their inclusion. This is a requirement of the Ontario Heritage Act that was not provided for in City Planning's 2007 Recommended Operating Budget.

Committee Recommendations

On motion by Councillor Stintz, the Planning and Growth Management Committee recommended that:

1. Council adopt the procedures listed in Attachment 1, effective May 1, 2007, to provide notice to the public of its actions and decisions under the Ontario Heritage Act, as an alternative to newspaper advertising;
2. the City of Toronto Municipal Code, Chapter 162, be amended to include the procedures adopted in Recommendation 1; and
3. the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction of any necessary bills, as soon as possible after adoption.

Financial Impact

A budget of approximately \$40,000 for notifications is included in the City Planning 2007 Recommended Operating Budget. This amount is subject to a reduction based on the actual spending and commitments necessary for newspaper advertising, prior to Council approval of the alternate procedures recommended in this report. Should Council approve the recommendations of this report, no further monies will be spent on newspaper advertising after such approval. This will provide savings of approximately \$26,700 in 2007 with incremental saving of \$13,300 in 2008.

However, recent amendments to the Ontario Heritage Act now require the City to register the fact of inclusion in recently designated Heritage Conservation Districts on the title of every property in such Districts. The cost of this new requirement is approximately \$30,000. It has not been included in the 2007 Recommended Budget and in the 2008/9 Outlooks. Staff recommend that the notification budget be used for these required notifications.

Over 2007, staff will monitor to see if the reduction in the notification budget due to cancellation of newspaper advertising is sufficient to cover the new costs associated with notification, through registration on title, of Heritage Conservation District. Staff will report on the results during the 2008 budget process.

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

Links to Background Information

Revised Statutory Public Notice Procedures under the Ontario Heritage Act
(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-2409.pdf>)

12a Revised Statutory Public Notice Procedures under the Ontario Heritage Act

(March 1, 2007) letter from Toronto Preservation Board

Recommendations

The Toronto Preservation Board recommended to the Planning and Growth Management Committee that:

1. Council adopt the procedures listed in Attachment 1, effective May 1, 2007, to provide notice to the public of its actions and decisions under the Ontario Heritage Act, as an alternative to newspaper advertising.
2. The City of Toronto Municipal Code, Chapter 162, be amended to include the procedures adopted in Recommendation 1.
3. The appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction of any necessary bills, as soon as possible after adoption.

Summary

Forwarding the decision of the Toronto Preservation Board meeting on March 1, 2007.

Links to Background Information

Revised Statutory Public Notice Procedures under the Ontario Heritage Act
<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-2410.pdf>

PG3.13	ACTION	Adopted	Transactional	Ward: All
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Amendment to By-law Appointing Building Inspectors

(March 14, 2007) report from Chief Building Official and Executive Director, Toronto Building

Recommendations

The Toronto Building recommends that:

1. Authority be granted for the introduction of a Bill revising the list of appointed Inspectors under the Building Code Act, 1992.

Financial Impact

The recommendation will have no financial impact beyond what has already been approved in the current year's budget.

Summary

This report requests Council's authority to have appropriate city staff prepare a Bill to amend By-law 131-2004 which appoints inspectors required for the enforcement of the Building Code Act in the City of Toronto. The amendment will revise the list of individuals appointed under this by-law.

Committee Recommendations

On motion by Councillor Stintz, the Planning and Growth Management Committee recommended that:

1. authority be granted for the introduction of a Bill revising the list of appointed Inspectors under the Building Code Act, 1992.

Financial Impact

The recommendation will have no financial impact beyond what has already been approved in the current year's budget.

Links to Background Information

Amendment to By-law Appointing Building Inspectors

(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-2415.pdf>)

Amendment to By-law Appointing Building Inspectors Attachment

(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-2416.pdf>)

PG3.14	Information	Referred	Transactional	
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Gateway Design Guidelines

(March 9, 2007) letter from Councillor Paul Ainslie, Ward 43 Scarborough East

Summary

Requesting the Planning and Growth Management Committee to request staff to report on Gateway Design Guidelines.

Decision Advice and Other Information

On motion by Councillor Di Giorgio, the Planning and Growth Management Committee referred the communication to the Chief Planner and Executive Director of City Planning for consideration and report to the Committee in the Fall of 2007.

Links to Background Information

Gateway Design Guidelines

(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-2411.pdf>)

PG3.15	Information	Received	Transactional	
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Accessible Transit Services Plan – 2006 Status Report

(February 7, 2007) letter from General Secretary, Toronto Transit Commission

Summary

Forwarding for the Committee's information the report entitled "Accessible Transit Services Plan – 2006 Status Report" which was considered by the Toronto Transit Commission at its

meeting on January 31, 2007.

Decision Advice and Other Information

On motion by Councillor Di Giorgio, the Planning and Growth Management Committee received the report.

Links to Background Information

Accessible Transit Services Plan - Letter

<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-2412.pdf>

Accessible Transit Services Plan - 2006 Status Report

<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-2417.pdf>

PG3.16	Information	Referred	Transactional	
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Spadina Subway Extension Corridor and Other Transit Corridors

(March 5, 2007) letter from General Secretary, Toronto Transit Commission

Recommendations

1.
 - a) That TTC staff be requested to report back on opportunities to integrate station development on the Spadina Subway Extension with related commercial and residential development to achieve financial savings and good land use planning objectives;
 - b) That this motion be forwarded to the TTC Property Committee and City Planning and Growth Management Committee for Appropriate Action.
2. That the Toronto Transit Commission request the City of Toronto to consider requiring minimum densities along the Spadina Subway Extension corridor and other transit corridors across the City.

Summary

Forwarding for appropriate action motions adopted by the Toronto Transit Commission at its meeting on February 27, 2007.

Decision Advice and Other Information

On motion by Councillor Di Giorgio, the Planning and Growth Management Committee referred the communication to the Chief Planner and Executive Director of City Planning for consideration and report to the Committee.

Links to Background Information

Spadina Subway Extension Corridor and Other Transit Corridors

<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-2413.pdf>

PG3.17	Information	Received	Transactional	
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Protocol for Determination of City-Wide Planning Matters

Summary

Presentation by the Chief Planner and Executive Director, City Planning Division.

Decision Advice and Other Information

On motion by Councillor Stintz, the Planning and Growth Management Committee received the staff presentation and the Chief Planner and Executive Director of City Planning advised that he will be submitting a report on the protocol to the next Planning and Growth Management Committee meeting on May 3, 2007.

PG3.18	Information	Referred	Policy	Ward: All
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Policy - Multi-Residential Projects to have a Prescribed Minimum of Three Bedroom Units as a Component of New Buildings

(March 29, 2007) Member Motion from Councillor Vaughan, Ward 20 Trinity-Spadina

Summary

Requesting staff to report to the Planning and Growth Management Committee on a policy that will require all multi-residential projects to have a prescribed minimum of three bedroom units as a component of new buildings and report back to the September 2007 meeting outlining the appropriate Official Plan amendments needed and policy changes required to create these new standards.

Decision Advice and Other Information

On motion by Councillor Vaughan, the Planning and Growth Management Committee requested the Chief Planner and Executive Director, City Planning, to report to the Planning and Growth Management Committee on a policy that will require all multi-residential projects to have a prescribed minimum of three bedroom units as a component of new buildings and report back to the September 2007 meeting outlining the appropriate Official Plan amendments needed and policy changes required to create these new standards.

Chair

Meeting Sessions

Session Date	Session Type	Start Time	End Time	Public or Closed Session
2007-03-29	Morning	9:40 AM	12:35 PM	Public
2007-03-29	Afternoon	1:45 PM	3:45 PM	Public

