
Planning and Growth Management Committee

Meeting No.	2	Contact	Merle MacDonald, Committee Administrator
Meeting Date	Thursday, February 15, 2007	Phone	416-392-7340
Start Time	9:30 AM	E-mail	mmacdona@toronto.ca
Location	Committee Room 1, City Hall		

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PG2.1	AMENDED		Transactional	Wards: 8
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Steeles Avenue Corridor (Jane Street to Keele Street) City of Vaughan Official Plan Amendment 620 - Request for Direction Report

City Council Decision

City Council on March 5, 6, 7 and 8, 2007, adopted the following motions:

1. City Council instruct the City Solicitor and the appropriate City staff to attend the Ontario Municipal Board to support the position outlined in the following recommendations:
 - a. protect the City's interests at the Ontario Municipal Board vis-a-vis issues raised by the appellants as they relate, but are not limited to, infrastructure improvements, traffic and transit impacts, additional density and urban design policies;
 - b. the phasing mechanisms in OPA 620 be maintained and applied to all of the lands to ensure that the ultimate achievable densities in OPA 620 will not be met until:
 - i. funding for the subway extension has been committed;
 - ii. the environmental assessment for the new east-west road north of Steeles Avenue and any other roads are initiated;
 - iii. the City of Vaughan's Master Environmental Servicing Plan is completed; and
 - iv. the City of Vaughan's master plan for Recreation, Culture, Parks

Buildings and Facilities evaluates needs and identifies an appropriate funding strategy in the OPA 620 area;

- c. the wording of Section 37 policies dealing with implementation of community services be amended to clarify what are the “required” community services.
- 2. The City advance the premise that OPA 620 must be considered in conjunction with the York University secondary plan which is currently under review.
- 3. The Chief Planner and Executive Director, City Planning, in consultation with the Councillor for Ward 8, be directed to hold a community information session to inform the abutting community to the south of the area of proposed OPA 620, and that the appropriate notice be circulated to the neighbourhood bounded by Keele Street to Highway 400, and Finch Avenue north to Steeles Avenue.
- 4. The City Clerk forward a copy of this report to the City of Vaughan and Region of York.

(January 31, 2007) report from Chief Planner and Executive Director, City Planning Division

Committee Recommendations

The Planning and Growth Management Committee recommends that:

- 1. City Council instruct the City Solicitor and the appropriate City staff to attend the Ontario Municipal Board to support the position outlined in the following recommendations:
 - a. protect the City’s interests at the Ontario Municipal Board vis-a-vis issues raised by the appellants as they relate, but are not limited to, infrastructure improvements, traffic and transit impacts, additional density and urban design policies;
 - b. the phasing mechanisms in OPA 620 be maintained and applied to all of the lands to ensure that the ultimate achievable densities in OPA 620 will not be met until:
 - i. funding for the subway extension has been committed;
 - ii. the environmental assessment for the new east-west road north of Steeles Avenue and any other roads are initiated;
 - iii. the City of Vaughan’s Master Environmental Servicing Plan is completed; and

- iv. the City of Vaughan's master plan for Recreation, Culture, Parks Buildings and Facilities evaluates needs and identifies an appropriate funding strategy in the OPA 620 area;
 - c. the wording of Section 37 policies dealing with implementation of community services be amended to clarify what are the "required" community services; and
2. the City Clerk forward a copy of this report to the City of Vaughan and Region of York.

Financial Impact

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

Summary

The City of Vaughan has adopted and York Region has approved Amendment No. 620 (OPA 620) to the Vaughan Official Plan which redesignates the corridor along the north side of Steeles Avenue West from Keele Street to Jane Street from "Employment Area" to a mixed use higher density area in support of significant public investment in transit improvements, including the Spadina Subway Extension. The OPA 620 plan is expected to accommodate 5,500 residential units for a potential population of 11,000 people and approximately 4,000 employees. The Official Plan Amendment has been appealed to the Ontario Municipal Board (OMB) by three of the landowners in the OPA 620 area. This purpose of this report is to seek Council direction for the City Solicitor to seek party status at the Ontario Municipal Board to support the position outlined in this report. OPA 620 has direct impact on the City's interests for future development around the York University Secondary Plan area, which is currently under review, and on Steeles Avenue. It is important that the City of Toronto participate as a party at the OMB hearing in order to continue to represent the City's interests in this area.

Background Information

Staff Report - Steeles Avenue Corridor

(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-1532.pdf>)

PG2.2	NO AMENDMENT		Transactional	Wards: All
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Designation of Community Improvement Project Areas for the Business Improvement Area (BIA) Commercial Façade Program

City Council Decision

City Council on March 5, 6, 7 and 8, 2007, adopted the following motions:

1. The City Solicitor, in consultation with the Chief Planner and Executive Director, City Planning Division, and the General Manager of Economic Development, Culture, and Tourism, be authorized to prepare the necessary by-laws to designate six new BIAs as Community Improvement Project Areas and to amend five existing

Community Improvement Project Areas, as set out in Attachments 1 and 2 of the report.

2. The Chief Planner and Executive Director, City Planning Division, in consultation with the General Manager of Economic Development, Culture and Tourism, and the Ministry of Municipal Affairs and Housing, be authorized to prepare new Community Improvement Plans and amendments to existing Community Improvement Plans for the areas indicated in Attachments 1 and 2 of the report.
3. In accordance with the requirements of the Planning Act, staff be authorized to hold a public meeting before the Planning and Growth Management Committee regarding the CIPA and CIP by-laws.
4. This report be forwarded to the Economic Development Committee for information.
5. The appropriate City officials be authorized and directed to take the necessary actions to give effect thereto.

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

Committee Recommendations

The Planning and Growth Management Committee recommends that:

1. the City Solicitor, in consultation with the Chief Planner and Executive Director, City Planning Division, and the General Manager of Economic Development, Culture, and Tourism, be authorized to prepare the necessary by-laws to designate six new BIAs as Community Improvement Project Areas and to amend five existing Community Improvement Project Areas, as set out in Attachments 1 and 2 of the report;
2. the Chief Planner and Executive Director, City Planning Division, in consultation with the General Manager of Economic Development, Culture and Tourism, and the Ministry of Municipal Affairs and Housing, be authorized to prepare new Community Improvement Plans and amendments to existing Community Improvement Plans for the areas indicated in Attachments 1 and 2 of the report;
3. in accordance with the requirements of the Planning Act, staff be authorized to hold a public meeting before the Planning and Growth Management Committee regarding the CIPA and CIP by-laws;
4. this report be forwarded to the Economic Development Committee for information; and
5. 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

This report seeks authority to prepare by-laws to designate six newly created BIAs as Community Improvement Project Areas (CIPAs) and to include corresponding Community Improvement Plans (CIPs) for these areas. Authority is also sought to amend five existing CIPAs and CIPs in response to BIA boundary changes. These by-laws will allow the City to extend its Commercial Façade Improvement Program to property owners within these BIAs once the BIA becomes eligible under the program criteria and to property owners within expanded BIAs that are currently eligible.

Background Information

Staff Report - Designation of Community Improvement Project
<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-1534.pdf>

PG2.3	NO AMENDMENT		Transactional	Wards: 19
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Waterfront West Streetcar Transit Environmental Assessment - Terms of Reference

City Council Decision

City Council on March 5, 6, 7 and 8, 2007, adopted the following motion:

City Council endorse the Toronto Transit Commission's submission of the Terms of Reference for the Waterfront West Streetcar Environmental Assessment to the Minister of the Environment for approval in accordance with the requirements of the Ontario Environmental Assessment Act.

(January 24, 2007) report from Chief Planner and Executive Director, City Planning Division

Committee Recommendations

The Planning and Growth Management Committee recommends that City Council endorse the Toronto Transit Commission's submission of the Terms of Reference for the Waterfront West Streetcar Environmental Assessment to the Minister of the Environment for approval in accordance with the requirements of the Ontario Environmental Assessment Act.

Financial Impact

The recommendations in this report have no financial impact.

Summary

To endorse submission of the Terms of Reference (ToR) for the Waterfront West Streetcar Environmental Assessment to the Minister of the Environment consistent with the report and attachments that will be dealt with by the Toronto Transit Commission at their meeting of January 31, 2007.

Background Information

Staff Report - Waterfront West Streetcar

(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-1535.pdf>)

Communications

(February 14, 2007) letter from Hamish Wilson - PGMain

Speakers

David Fisher

Hamish Wilson

Decision Advice and Other Information

The Planning and Growth Management Committee:

1. requested Transportation Planning staff, in consultation with the Toronto Transit Commission, to report to the Planning and Growth Management Committee as soon as possible, on a free originating zone fare system in the area as a marketing strategy; and
2. referred the public presentations to staff for consideration.

3a Toronto Transit Commission's Waterfront West Streetcars Environmental Assessment - Terms of Reference

(February 1, 2007) report from General Secretary, Toronto Transit Commission

Summary

Approval of the Terms of Reference for the Toronto Transit Commission's Waterfront West Streetcars Environmental Assessment.

Background Information

TTC Waterfront West Streetcars

(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-1536.pdf>)

TTC Waterfront Report

(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-1537.pdf>)

PG2.4	AMENDED		Transactional	Wards: All
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Official Plan Housing Policies Settlement

Confidential - Attachment 1 regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board

City Council Decision

City Council on March 5, 6, 7 and 8, 2007, adopted the following motions:

1. City Council adopt the recommendations set out in Confidential Attachment 1 to the report.
2. The Chief Planner and Executive Director, City Planning, and the City Solicitor be authorized to accept this proposed settlement at their discretion but raise with the Urban Development Institute (UDI) issues that were raised in Committee of the Whole to see if the settlement can be further refined.
3. City Council authorize the public release of the confidential information and recommendations in Attachment 1, subsequent to the Ontario Municipal Board issuing its order in this matter and in the absence of any appeals or review of the Board's Decision/Order.
4. In accordance with the City of Toronto Act, City Council discuss Confidential Attachment 1 of the report in closed session of the Committee of the Whole, as the subject relates to litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board.

Confidential Attachment 1 referred to above remains confidential in its entirety at this time, in accordance with the provisions of the City of Toronto Act, 2006, pending the Ontario Municipal Board issuing its order in this matter and in the absence of any appeals or review of the Board's Decision/Order, as it contains information regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board.

(January 23, 2007) report from Chief Planner and Executive Director, City Planning Division, and the City Solicitor

Committee Recommendations

The Planning and Growth Management Committee recommends that:

1. City Council adopt the recommendations set out in Confidential Attachment 1 to the report;
2. City Council authorize the public release of the confidential information and recommendations in Attachment 1, subsequent to the Ontario Municipal Board issuing

its order in this matter and in the absence of any appeals or review of the Board's Decision/Order; and

3. in accordance with the City of Toronto Act, City Council discuss Confidential Attachment 1 of the report in closed session of the Committee of the Whole, as the subject relates to litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board.

Financial Impact

The adoption of this report will eliminate the need for a hearing of these matters.

Summary

The Urban Development Institute and the Greater Toronto Home Builders' Association appealed the housing policies of the new Official Plan as part of their omnibus appeal of the Plan. They subsequently took issue with certain modifications to the housing policies made by Council in December 2005. Following a series of Ontario Municipal Board pre-hearings between July and November 2006, all of the Plan's housing policies have been brought into force except for Sections 4.2.3 c), 3.2.1.5 b) and 3.2.1.9 as well as the definitions of Affordable rental housing and Affordable ownership housing. This report recommends modifications to these policies to be presented by the City Solicitor to the Ontario Municipal Board to settle the remaining housing policy issues and bring the modified policies into force. The recommended modifications to the housing policies of the Official Plan are found in confidential Attachment 1 to this report.

Background Information

Staff Report Official Plan Housing Policies Settlements

<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-1540.pdf>

Council also considered the following:

- [Report \(February 27, 2007\) from the Chief Planner and Executive Director, City Planning with Confidential Attachment 1\(PG2.4a\).](#)

Confidential Attachment 1 to PG2.4a remains confidential in its entirety at this time, in accordance with the provisions of the City of Toronto Act, 2006, pending the Ontario Municipal Board issuing its order in this matter and in the absence of any appeals or review of the Board's Decision/Order, as it contains information regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board.

Planning and Growth Management Committee Report - Meeting No. 2
Considered by City Council on March 5, 6, 7 and 8, 2007

Submitted Thursday, February 15, 2007

Chair, Planning and Growth Management Committee