

## Planning and Growth Management Committee

<b>Meeting No.</b>	8	<b>Contact</b>	Merle MacDonald, Committee Administrator
<b>Meeting Date</b>	Wednesday, September 5, 2007	<b>Phone</b>	416-392-7340
<b>Start Time</b>	9:30 AM	<b>E-mail</b>	<a href="mailto:pgmc@toronto.ca">pgmc@toronto.ca</a>
<b>Location</b>	Committee Room 1, City Hall		

PG8.2	NO AMENDMENT			Ward: 26
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### Official Plan Settlement – Hyde Park Limited Partnership

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

#### City Council Decision

City Council on September 26 and 27, 2007, adopted the following motions:

1. City Council adopt the recommendations set out in Confidential Attachment 1.
2. City Council authorize the public release of the confidential information in Attachment 1, subsequent to the Ontario Municipal Board issuing its Order on this matter and in the absence of any appeals or review of the Board's Decision/Order.

Confidential Attachment 1 to the report (July 25, 2007) from the Chief Planner and Executive Director, City Planning, and the City Solicitor, remains confidential in its entirety, at this time, in accordance with the provisions of the City of Toronto Act, 2006, as it contains information related to litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board. The confidential information will be released subsequent to the Ontario Municipal Board issuing its Order on this matter and in the absence of any appeals or review of the Board's Decision/Order.

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(July 25, 2007) Report from Chief Planner and Executive Director, City Planning and City Solicitor

#### Committee Recommendations

The Planning and Growth Management Committee recommends that:

1. City Council adopt the recommendations set out in Confidential Attachment 1.
2. City Council authorize the public release of the confidential information in Attachment 1, subsequent to the Ontario Municipal Board issuing its Order on this matter and in the absence of any appeals or review of the Board's Decision/Order.

### **Financial Impact**

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

### **Summary**

McCarthy Tetrault on behalf of Hyde Park Limited Partnership which includes General Partner Hyde GP Inc., Linway Developments Ltd., Kosmor Contracting Inc., Credit Meadow Holding Inc., 870769 Ontario Limited and Amphere Construction Inc. appealed the Official Plan as it relates to their property bounded by Eglinton Avenue, Brentcliffe Road, Vanderhoof Avenue, Research Road and the West Don River Valley. Following negotiations with the appellant and staff, this report recommends a modification to Site and Area Specific Policy No. 142 in Chapter 7, Site and Area Specific Policies in the Official Plan in order to settle the appeal.

### **Background Information**

Official Plan Settlement - Hyde Park Limited Partnership  
(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-5884.pdf>)

PG8.3	NO AMENDMENT			Ward: 33
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## **2205 Sheppard Avenue East Official Plan Amendment and Zoning By-law Amendment Application Refusal Report**

### **City Council Decision**

City Council on September 26 and 27, 2007, adopted the following motions:

1. City Council refuse the application to amend the Official Plan and Zoning By-law.
2. Should the Official Plan and Zoning By-law Amendment applications be appealed to the Ontario Municipal Board, the City Solicitor and the appropriate City staff be authorized to appear before the Ontario Municipal Board in support of Council's refusal.

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

### Committee Recommendations

The Planning and Growth Management Committee recommends that:

1. City Council refuse the application to amend the Official Plan and Zoning By-law.
2. Should the Official Plan and Zoning By-law Amendment applications be appealed to the Ontario Municipal Board, the City Solicitor and the appropriate City staff be authorized to appear before the Ontario Municipal Board in support of Council's refusal.

### Financial Impact

The recommendations in this report have no financial impact.

### Summary

An application has been submitted to amend the Toronto Official Plan and Zoning By-law No. 7625 for the former City of North York to permit a mixed use development through the conversion of employment lands to residential to accommodate 914 dwelling units in three residential towers, as well as commercial uses at the northwest corner of the property.

The proposal does not conform with the Province's Growth Plan for the Greater Golden Horseshoe, nor the Toronto Official Plan, and is not consistent with the Provincial Policy Statement 2005. This report recommends refusal of the proposal.

Approval of the application without first undertaking a municipal comprehensive review which addresses the conversion criteria of the Growth Plan would be contrary to the Places to Grow Act 2005 which requires that all municipal planning decisions conform with the Growth Plan. The City's new Official Plan has fulfilled the requirements of the comprehensive review by directing population and employment growth to appropriate priority locations.

### Background Information

2205 Sheppard Avenue East Official Plan Amendment and Zoning By-law Amendment  
 Application Refusal Report  
<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-5878.pdf>

### Speakers

Peter Smith, Bousfields Inc. (Submission Filed)

PG8.4	NO AMENDMENT			Ward: All
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### Heritage Management Plan, Phase 1

### City Council Decision

City Council on September 26 and 27, 2007, adopted the following motions:

1. Council adopt, in principle, the Heritage Management Plan, Phase 1.
2. Council direct staff to consult with other City divisions and stakeholders on further assessment and development of recommendations of the Heritage Management Plan, Phase 1.
3. Council direct staff to further assess, develop and report to Council on recommendations of the Heritage Management Plan, Phase 1.

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

### **Committee Recommendations**

The Planning and Growth Management Committee recommends that:

1. Council adopt, in principle, the Heritage Management Plan, Phase 1.
2. Council direct staff to consult with other City divisions and stakeholders on further assessment and development of recommendations of the Heritage Management Plan, Phase 1.
3. Council direct staff to further assess, develop and report to Council on recommendations of the Heritage Management Plan, Phase 1.

### **Financial Impact**

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

### **Summary**

The City's Official Plan heritage policies and Culture Plan recommendations reflect the growing importance of heritage preservation in our city and indicate the need to develop a Heritage Management Plan for the City of Toronto. The Heritage Management Plan involves a comprehensive and evolving strategy which sets out the goals and objectives for the preservation and management of Toronto's heritage resources.

Heritage preservation has been identified in provincial policy statements as a key provincial objective. The City's Official Plan and Culture Plan also make strong statements about the importance of heritage preservation and state that it is Council's policy and objective to preserve the archaeological, cultural and built heritage of the City by all means available.

In September of 2006, Heritage Preservation Services staff retained the services of a consortium of consultants lead by Office for Urbanism to prepare for consideration the City of Toronto Heritage Management Plan, Phase 1.

The Heritage Management Plan, Phase 1 resulted in three distinct groups of work:

- a. Identify goals and objectives for the protection of the City's heritage resources,
- b. Develop criteria and strategies for identification of heritage resources, and
- c. Identify resources available and needed to achieve goals and objectives.

The resulting Plan has laid out six principles for heritage preservation in Toronto which encourage protection, city building, managing change, fostering awareness, collaboration and partnerships, and consistency. These six principles will help guide the recommendations of the Plan and help to further develop policy and procedures for Heritage Preservation Services.

This report outlines the next steps toward the completion and implementation of the Heritage Management Plan.

### Background Information

Heritage Management Plan, Phase 1

<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-5880.pdf>

Heritage Management Plan, Phase 1

<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-5881.pdf>

PG8.6	AMENDED			Ward: All
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### Guidelines for the Placement of Utility Infrastructure in Association with New Developments to Limit its Visual Impacts

#### City Council Decision

City Council on September 26 and 27, 2007, adopted the following motions:

1. Council approve the creation of an inter-divisional team, chaired by City Planning and Technical Services Divisions and consisting of key staff involved with the review of development applications and boulevard utility permit applications, to:
  - a. identify and evaluate options for the installation of development-related utility plants that would minimize their visual impacts from streets, parks and open spaces;
  - b. consult with utility companies on the preferred location for development-related utility plants that balance their legislative and safety considerations with City policy;
  - c. report back to City Council with a set of Utility Placement Guidelines for use across the City; and
  - d. recommend an implementation procedure that will ensure the guidelines are implemented efficiently, consistently and effectively.

2. The Technical Services Division review current practices and find ways to implement the Utility Placement Guidelines for changes to utility plants that occur in the absence of new development.
3. Until such time as the Utility Placement Guidelines have been developed and approved by Council, it is recommended that landscape plans submitted as part of site plan applications be required to include the existing and proposed utilities plans to facilitate the review of utility placement by staff.
4. In their review of this matter, staff ensure that municipality-owned utilities are accorded priority status and that telecom installations are buried sufficiently deeply to avoid work-around costs.
5. Staff have regard to recent Ontario regulatory changes with respect to the installation of gas lines that have been amended in favour of municipalities.

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(August 14, 2007) Report from Deputy City Manager, Richard Butts

### **Committee Recommendations**

The Planning and Growth Management Committee recommends that:

1. Council approve the creation of an inter-divisional team, chaired by City Planning and Technical Services Divisions and consisting of key staff involved with the review of development applications and boulevard utility permit applications, to:
  - a. identify and evaluate options for the installation of development-related utility plants that would minimize their visual impacts from streets, parks and open spaces;
  - b. consult with utility companies on the preferred location for development- related utility plants that balance their legislative and safety considerations with City policy;
  - c. report back to City Council with a set of Utility Placement Guidelines for use across the City; and
  - d. recommend an implementation procedure that will ensure the guidelines are implemented efficiently, consistently and effectively.
2. The Technical Services Division review current practices and find ways to implement the Utility Placement Guidelines for changes to utility plants that occur in the absence of new development.

3. Until such time as the Utility Placement Guidelines have been developed and approved by Council, it is recommended that landscape plans submitted as part of site plan applications be required to include the existing and proposed utilities plans to facilitate the review of utility placement by staff.

### **Financial Impact**

There are no financial impacts resulting from the adoption of this report. The Deputy City Manager and Chief Financial Officer has reviewed this report and agree with the financial impact information.

### **Summary**

In order to provide for a consistent, city-wide approach to ensure that the placement of utilities installed in conjunction with new developments minimizes their visual impacts, it is recommended that an inter-divisional team, chaired by City Planning and Technical Services Divisions, be created. The team, consisting of key staff from several divisions who are involved in the review of development and utility permit applications, will explore and evaluate options for installing utility plants that would minimize their visual impacts and consult with the utility companies to review legislative and safety considerations governing the installation of utility plants; and then report back to City Council with a set of Utility Placement Guidelines and an implementation strategy for use across the City.

Until such time as the guidelines and an implementation strategy have been developed and approved by Council, it is recommended that the landscape plans submitted with site plan applications include both the existing and proposed public utilities plans for review by staff.

With respect to utilities installed to service new subdivisions, the City's standard subdivision agreement requires developers to submit, for staff review and approval, composite utility plans showing the location of all proposed utility systems. This provides staff with the means to control or limit the visual impacts that utilities may have when installed to service subdivision developments. This level of subdivision control will be enhanced by the development of the Utility Placement Guidelines recommended in this report which aim to extend the City's influence to the broader public realm by taking into consideration the visual impacts of utilities on the quality of our streets, parks and open spaces.

### **Background Information**

Guidelines for the Placement of Utility Infrastructure in Association with New Developments to Limit its Visual Impacts

<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-5877.pdf>

### **Communications**

(September 4, 2007) e-mail from Rick Engelhardt, Regional Manager, Development and Municipal Services, Bell Canada (PG.New.PG8.6.1)

PG8.8	NO AMENDMENT			Ward: All
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## **City of Toronto's Migratory Bird Policies – Bird-Friendly Development Rating System and Acknowledgement Program**

### **City Council Decision**

City Council on September 26 and 27, 2007, adopted the following motions:

1. Council adopt the Bird-Friendly Development Rating System and Acknowledgement Program in order to encourage the implementation of the Bird-Friendly Development Guidelines and help reduce the number of migratory bird deaths in the City.
2. The Executive Director of Facilities and Real Estate investigate the possibilities for implementing Bird-Friendly Development Guidelines to make City Hall and other City buildings 'bird-friendly' in order to demonstrate City leadership and commitment in this area.
3. Council receive the "Birds of Toronto: A Guide to the Remarkable World of Urban Birds" as a means of showcasing to residents and tourists the many opportunities to observe, appreciate and help protect the wide variety of bird species found in Toronto.

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(August 17, 2007) Report from Chief Planner and Executive Director, City Planning Division

### **Committee Recommendations**

The Planning and Growth Management Committee recommends that:

1. Council adopt the Bird-Friendly Development Rating System and Acknowledgement Program in order to encourage the implementation of the Bird-Friendly Development Guidelines and help reduce the number of migratory bird deaths in the City.
2. The Executive Director of Facilities and Real Estate investigate the possibilities for implementing Bird-Friendly Development Guidelines to make City Hall and other City buildings 'bird-friendly' in order to demonstrate City leadership and commitment in this area.
3. Council receive the "Birds of Toronto: A Guide to the Remarkable World of Urban Birds" as a means of showcasing to residents and tourists the many opportunities to observe, appreciate and help protect the wide variety of bird species found in Toronto.

### **Financial Impact**

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



## Summary

This report is a response to direction from Council to develop a means of rating and acknowledging new or existing developments on their efforts to implement the “Bird-Friendly Development Guidelines” that were presented to Council in April 2007.

Over the past four months City staff along with interested community partners and stakeholders drafted a “Bird-Friendly Development Rating System and Acknowledgement Program” for Council’s consideration. This rating system complements the “Bird-Friendly Development Guidelines” by outlining what design options in the guidelines need to be incorporated into a new or existing development for it to be acknowledged as ‘bird-friendly’ by the City.

The report also presents to Council the latest initiative of the Migratory Bird Policies working group – “Birds of Toronto: A Guide to the Amazing World of Urban Birds”. This booklet will offer residents and visitors a comprehensive and attractive guide to opportunities to experience the wide variety of bird species in the City. It also will serve as a means of reconnecting people with ‘nature’ and raise awareness of the threats posed to biodiversity in Toronto. The report also charts direction for future work in this area.

## Background Information

City of Toronto's Migratory Bird Policies - Bird-Friendly Development Rating System and Acknowledgement Program

(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-5882.pdf>)

Bird-Friendly Development Rating System and Acknowledgement Program

(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-6418.pdf>)

Birds of Toronto - A Guide to the Remarkable World of Urban Birds

(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-6419.pdf>)

## Speakers

Michael Measure, Fatal Light Awareness Program (FLAP)

Linda Woods, Canadian Peregrine Foundation

PG8.11	NO AMENDMENT			
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## Appointments to the Toronto Cycling Advisory Committee

**Confidential - Attachment - Personal matters about identifiable individuals, including municipal or local board employees**

## City Council Decision

City Council on September 26 and 27, 2007, adopted the following motions:

Planning and Growth Management Committee Report - Meeting No. 8  
Considered by City Council on September 26 and 27, 2007

1. City Council approve the appointment of the eight candidates listed on the attached Confidential List for membership to the Toronto Cycling Advisory Committee, for a term of office expiring on November 30, 2010, or until their successors are appointed.
2. City Council approve the appointment of the eight alternate candidates listed on the attached Confidential List, in the sequential order presented, in order to fill a mid-term vacancy, if the need arises.

The following names of the eight appointees to the Toronto Cycling Advisory Committee listed in Confidential Attachment 1 to the communication (August 13, 2007) from the Toronto Cycling Advisory Committee Nominating Committee, are now public:

1. Paulette Blais;
2. Dr. Chris Cavacuiti;
3. Sonia Khan;
4. Chris Hardwicke;
5. Margaret Hasting-James;
6. Aaron Hershoff;
7. Fred Sztabinski; and
8. Tammy Thorne.

The names of the alternates contained in Confidential Attachment 1 remain confidential, in accordance with the provisions of the City of Toronto Act, 2006, as it is personal information about identifiable persons, until appointed as members, under Council's Public Appointments Policy.

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(August 13, 2007) Letter from Toronto Cycling Advisory Committee - Nominating Committee

### **Committee Recommendations**

The Planning and Growth Management Committee be requested to recommend to City Council:

1. the appointment of the eight candidates listed on the attached Confidential List for membership to the Toronto Cycling Advisory Committee, for a term of office expiring on November 30, 2010, or until their successors are appointed; and
2. the appointment of the eight alternate candidates listed on the attached Confidential List, in the sequential order presented, in order to fill a mid-term vacancy, if the need arises.

### **Summary**

Nomination of Members for appointment to the Toronto Cycling Advisory Committee.

**Background Information**

Appointments to the Toronto Cycling Advisory Committee

(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-5874.pdf>)

*Submitted Wednesday, September 5, 2007*

*Councillor Norman Kelly, Chair, Planning and Growth Management Committee*