
Planning and Growth Management Committee

Meeting No.	10	Contact	Merle MacDonald, Committee Administrator
Meeting Date	Thursday, November 1, 2007	Phone	416-392-7340
Start Time	9:30 AM	E-mail	pgmc@toronto.ca
Location	Committee Room 1, City Hall		

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Planning and Growth Management Committee

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Meeting Date	Thursday, November 1, 2007	Phone	416-392-7340
Start Time	9:30 AM	E-mail	pgmc@toronto.ca
Location	Committee Room 1, City Hall		

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

City Council Decision

City Council on November 19 and 20, 2007, adopted the following motions:

1. In accordance with the direction of the Planning and Growth Management Committee, City Council approve, in principle, an amendment to the Official Plan substantially in accordance with the draft Official Plan Amendment attached as Appendix A to the supplementary report (November 20, 2007) from the Chief Planner and Executive Director, City Planning (PG10.1a).
2. The Chief Planner and Executive Director, City Planning, be directed to report to the City Council meeting of April 28 and 29, 2008, on a draft by-law to adopt the Official Plan Amendment, including maps of areas of potential Heritage Conservation District studies, produced in consultation with stakeholders.

Statutory - City of Toronto Act, 2006, the Planning Act and the Municipal Code

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

Committee Recommendations

The Planning and Growth Management Committee recommends that:

1. In accordance with the direction of the Planning and Growth Management Committee, City Council amend the Official Plan substantially in accordance with the draft Official Plan Amendment attached as Appendix A, subject to the following:
 - a. that the amendment only apply to Heritage Conservation District Studies and not Avenue Studies and Secondary Plan Studies, and that it only apply to the South Planning District area;
 - b. the policy change be located in Section 5.1.1, and the accompanying text be modified to reflect the change; and
 - c. the full wording of the policy be refined in discussion with members of Council in the South District and with other stakeholders, and reported on by staff to City Council on November 19, 2007.

Decision Advice and Other Information

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

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

No one addressed the Committee on October 4, 2007.

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

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

Financial Impact

The recommendations of this report will have no financial impact.

Summary

Planning and Growth Management Committee directed that City Planning staff process an amendment to the Official Plan that would authorize funding of Heritage Conservation District, Avenue and Secondary Plan studies as eligible benefits under Section 37 of the Planning Act. Staff was also directed to undertake a public consultation program with respect to the proposed amendment. Staff undertook a broad circulation of the proposed amendment with an invitation to submit comments and to attend a Community Consultation meeting held on September 5, 2007. The statutory public meeting of Planning and Growth Management Committee on the proposed amendment (attached as Appendix A to this report) is scheduled for October 4, 2007.

A number of written submissions have been received in addition to the comments made at the Community Consultation meeting, both in support of, and opposed to, the proposed amendment. This report summarizes the issues raised and implements the Planning and Growth Management Committee's direction from its meeting of June 28, 2007 to process this amendment.

Background Information

Report - Adoption of Official Plan Amendment to Authorize Section 37 Funding of Certain Studies as Eligible Community Benefits
<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-7455.pdf>

Additional Background Information (City Council)

- Report (November 20, 2007) from the Chief Planner and Executive Director, City Planning ([PG10.1a](#))

Communications

- (September 25, 2007) e-mail from Tony Stapells, President, Toronto Historical Association (PG.Main.PG10.1.1)
- (September 24, 2007) e-mail from Andrew Baines, Chair, Annex Resident's Association (PG.Main.PG10.1.2)
- (September 24, 2007) e-mail from Sandra Shaul, Chair Heritage Committee, Annex Resident's Association (PG.Main.PG10.1.3)
- (September 24, 2007) e-mail from Paula J. Tenuta, Building Industry and Land Development Association (PG.Main.PG10.1.4)
- (October 2, 2007) e-mail from Scott James, Wellington Place Neighbourhood Association (PG.Main.PG10.1.5)
- (October 2, 2007) e-mail from George Milbrandt, Federation of North Toronto Residents' Associations (PG.Main.PG10.1.6)
- (October 3, 2007) e-mail from George S. Belza, Willowale Group of Ratepayer Associations (PG.Main.PG10.1.7)
- (October 3, 2007) e-mail from Matthias Schlaepfer (PG.Main.PG10.1.8)
- (October 2, 2007) e-mail from Richard Longley, Harbord Village Heritage Conservation District (PG.Main.PG10.1.9)
- (October 3, 2007) e-mail from Peggy Mooney, Executive Director, Heritage Toronto (PG.Main.PG10.1.10)
- (October 3, 2007) e-mail from Jeffrey L. Davies, Davies Howe Partners (PG.Main.PG10.1.11)
- (October 3, 2007) e-mail from Jeffrey L. Davies, Davies Howe Partners (PG.Main.PG10.1.12)
- (October 4, 2007) e-mail from Brian Maguire, Confederation of Resident & Ratepayer Associations in Toronto (PG.Main.PG10.1.13)
- (October 4, 2007) e-mail from Jonathan Mousley, Riverdale Area (Phase 1) Heritage Conservation District Committee (PG.Main.PG10.1.14)
- (October 4, 2007) letter from Mary Louise Ashbourne, President, Weston Historical Society (PG.Main.PG10.1.15)
- (October 3, 2007) letter from Carole Goyette, Chairperson, South Etobicoke Non-Profit Housing Corporation (PG.Main.PG10.1.16)
- (October 23, 2007) letter from Peter Couto, President, Brownstones of Soho Residents

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 Considered by City Council on November 19 and 20, 2007

Association (PG.New.PG10.1.17)
 (October 29, 2007) e-mail from Paula J. Tenuta, Building Industry and Land Development Association (PG.New.PG10.1.18)
 (October 29, 2007) e-mail from George Milbrandt and Peter Baker, FoNTRA (PG.New.PG10.1.19)
 (October 31, 2007) e-mail from Matthias Schlaepfer (PG.New.PG10.1.20)
 (October 31, 2007) e-mail from Susan Stock (PG.New.PG10.1.21)
 (October 31, 2007) e-mail from Brian Maguire, Confederation of Resident & Ratepayer Associations in Toronto (PG.New.PG10.1.22)
 (November 1, 2007) letter from William H. Roberts (PG.New.PG10.1.23)

Speakers

George Milbrandt, FoNTRA
 Peter Baker, FoNTRA
 Richard Longley, Harbord Village Heritage Conservation District
 Marcus Little
 William H. Roberts (Submission Filed)
 Donald B. Smith
 Mary Louise Ashbourne, Weston Historical Society
 Councillor Kyle Rae, Ward 27 Toronto Centre-Rosedale
 Councillor Cliff Jenkins, Ward 25 Don Valley West

PG10.2	NO AMENDMENT			Ward: All
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Proposed Section 37 Implementation Guidelines

City Council Decision

City Council on November 19 and 20, 2007, adopted the following motion:

1. City Council approve the revised version of the proposed Section 37 Implementation Guidelines, attached as Appendix A to the report, to assist in the implementation of the Official Plan Section 37 policies.

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

Committee Recommendations

The Planning and Growth Management Committee recommends that:

1. Council approve the revised version of the proposed Section 37 Implementation Guidelines, attached as Appendix A to the report, to assist in the implementation of the Official Plan Section 37 policies.

Financial Impact

This report has no financial impact.

Summary

City Council, at its May 23 and 24, 2007 meeting, referred the proposed Section 37 Implementation Guidelines to the City Manager, to be brought back for Council consideration when the Official Plan Amendment (OPA) on Heritage District studies is before Council. The OPA is before Planning and Growth Management Committee under separate cover, and the proposed Guidelines are forwarded to Committee to be considered concurrently, as requested.

The proposed Guidelines have been further revised to: 1) recognize that specific exceptions to the requirement that community benefits be capital facilities will be permitted if the proposed Official Plan Amendment to authorize S.37 funding of certain studies comes into force; 2) stipulate that the Ward Councillor be consulted by staff prior to any S.37 negotiations with the applicant; and 3) advise that in considering a change in a signed agreement, where a condominium has been registered, all unit owners are considered parties to the agreement. Adoption of the revised Guidelines is recommended, to assist in implementing the Official Plan S.37 policies which are in effect.

Background Information

Proposed Section 37 Implementation Guidelines

<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-7456.pdf>

PG10.4	NO AMENDMENT			Ward: 41
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1780 Markham Road - Zoning and Site Plan Applications - Request for Direction Report

City Council Decision

City Council on November 19 and 20, 2007, adopted the following motion:

1. City Council direct the City Solicitor and appropriate staff to attend the OMB hearing to ensure that the City's interests are appropriately represented by opposing the applications in their present form.

(October 15, 2007) Report from Chief Planner and Executive Director, City Planning Division

Committee Recommendations

The Planning and Growth Management Committee recommends that:

1. City Council direct the City Solicitor and appropriate staff to attend the OMB hearing to ensure that the City's interests are appropriately represented by opposing the applications in their present form.

Financial Impact

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

Summary

This application proposes a rezoning to provide for retail and other commercial uses in a 3,660 square metre (39,400 square foot) shopping centre located north of Sheppard Avenue East, on the west side of Markham Road, municipally known as 1780 Markham Road.

The rezoning application and the accompanying site plan control application have been appealed to the Ontario Municipal Board (OMB) by the applicant because of the City's failure to make a decision on the zoning application within 120 days.

The purpose of this report is to seek the direction of Council with respect to the position to be taken at the OMB hearing, which has been scheduled to commence on December 10, 2007.

Background Information

1780 Markham Road - Zoning and Site Plan Applications

<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-7597.pdf>

Communications

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

Speakers

Peter Smith, Bousfields Inc.

PG10.5	AMENDED			Ward: All
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Design Guidelines for 'Greening' Surface Parking Lots

City Council Decision

City Council on November 19 and 20, 2007, adopted the following motions:

1. City Council authorize the release of the draft Design Guidelines for 'Greening' Surface Parking Lots (Attachment No. 1) for consultation with stakeholders, including development industry representatives, affected divisions, agencies, boards and commissions of the City of Toronto, and other interested parties.
2. During the consultation period, City Council authorize City Planning staff to apply and test the draft Guidelines in the review and approval of new developments containing surface parking and in the design and development of surface parking lots owned and/or operated by the City of Toronto or any agency, board or commission of the City of Toronto.

3. The Chief Planner and Executive Director, City Planning, report back to the Planning and Growth Management Committee at the conclusion of the consultation period if modifications to the Guidelines are required.
4. The Chief Planner and Executive Director, City Planning, be requested to:
 - a. give consideration to including in surface parking lots associated with car dealerships, design features that would prohibit car displays from encroaching onto City road allowances and neighbouring public property; and
 - b. report back on a provision that no design review of any commercial pay parking lot plan shall be finalized until such time as the applicant provides evidence of having made application and paid the necessary fees for a licence to operate such a lot under the City licensing by-law.

(November 1, 2007) Report from Chief Planner and Executive Director, City Planning Division

Committee Recommendations

The Planning and Growth Management Committee recommends that:

1. City Council authorize the release of the draft Design Guidelines for 'Greening' Surface Parking Lots (Attachment No. 1) for consultation with stakeholders, including development industry representatives, affected Divisions, Agencies, Boards and Commissions of the City of Toronto, and other interested parties;
2. During the consultation period, City Council authorize City Planning staff to apply and test the draft Guidelines in the review and approval of new developments containing surface parking and in the design and development of surface parking lots owned and/or operated by the City of Toronto or any Agency, Board or Commission of the City of Toronto; and
3. The Chief Planner and Executive Director, City Planning, report back to the Planning and Growth Management Committee at the conclusion of the consultation period if modifications to the Guidelines are required.

Financial Impact

There is no financial impact resulting from the recommendations of this report.

Summary

This report seeks Council approval to release the draft Design Guidelines for 'Greening' Surface Parking Lots (Attachment No.1) for stakeholder consultation. Council is also requested to grant interim authority, during the consultation period, for City staff to test and apply the draft Guidelines in the review and approval of new developments.

The Design Guidelines for 'Greening' Surface Parking Lots implement the Built Environment and Natural Environment policies of the City's Official Plan (Chapters 3.1 and 3.4). The Guidelines also provide design options and strategies to implement many environmental performance targets of the Toronto Green Development Standard.

Typically, surface parking lot design focuses on accommodating vehicle movements, maximizing the number of parking spaces and ensuring ease of maintenance and servicing. Although these functional aspects are important, if applied alone, the urban design and environmental outcomes are often undesirable. Areas of concern include poor quality landscaping, unattractive streetscapes, minimum regard for pedestrian circulation, safety and comfort, excessive stormwater run-off, and an increase in the urban heat island effect. 'Greening' the surface parking lot involves planting trees, providing good quality soil and generous landscaped areas, enhancing pedestrian and cycling infrastructure, managing stormwater on-site, reducing the urban heat island effect, and using sustainable materials and technologies.

The Design Guidelines for 'Greening' Surface Parking Lots provide specific strategies and measures which developers, designers and reviewers of surface parking lots can apply to help meet Official Plan policies and environmental performance targets of the Toronto Green Development Standard.

Background Information

Design Guidelines for 'Greening' Surface Parking Lots

(<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-7554.pdf>)

PG10.7	NO AMENDMENT			Ward: All
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Recommended Candidates for the Toronto Preservation Board

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

City Council Decision

City Council on November 19 and 20, 2007, adopted the following motions:

1. Council appoint the candidates listed in confidential Attachment 1 to the Toronto Preservation Board effective January 1, 2008 for a term coincident with Council or until their successors are appointed.
2. Council authorize the release of confidential Attachment 1 once it has dealt with this staff report.

Confidential Attachment 1 to the report (October 2, 2007) from Chief Planner and Executive Director, City Planning, is now public and contains the names of the following persons appointed to the Toronto Preservation Board:

Members:

Adriana Balen
Alan Dudeck
Patrice A. Dutil
Paul Gogan
Prishram Jain
Jennifer Rieger
Yew-Thong Leong

The following person has been identified as an alternate recommended for appointment, should a vacancy occur during the Board's term:

Alan Waterhouse

(October 2, 2007) Report from Chief Planner and Executive Director, City Planning Division

Committee Recommendations

The Planning and Growth Management Committee recommends that:

1. Council appoint the candidates listed in confidential Attachment 1 to the Toronto Preservation Board effective January 1, 2008 for a term coincident with Council or until their successors are appointed; and
2. Council authorize the release of confidential Attachment 1 once it has dealt with this staff report.

Financial Impact

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

Summary

This report summarizes the process followed to recruit and evaluate candidates for the Toronto Preservation Board and recommends that Council nominate the individuals listed in confidential Attachment 1 to the Board. The role of the Toronto Preservation Board is to advise Toronto City Council on matters pertaining to the Ontario Heritage Act. City Planning staff received 26 applications from individuals volunteering to serve on the Board. Applications were pre-screened and those that met the minimum eligibility requirements were offered interviews. Applicants were scored by a selection committee on their ability to answer predetermined interview questions. Based on their interview scores the selection committee compiled a list of qualified candidates and recommends that Council nominate these individuals to serve on the Board.

Background Information

Recommended Candidates for the Toronto Preservation Board

<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-7560.pdf>

Submitted Thursday, November 1, 2007

Councillor Norman Kelly, Chair, Planning and Growth Management Committee