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## Planning and Growth Management Committee

<b>Meeting No.</b>	14	<b>Contact</b>	Merle MacDonald, Committee Administrator
<b>Meeting Date</b>	Thursday, April 10, 2008	<b>Phone</b>	416-392-7340
<b>Start Time</b>	9:30 AM	<b>E-mail</b>	pgmc@toronto.ca
<b>Location</b>	Committee Room 1, City Hall		

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Planning and Growth Management Committee		
Councillor Norman Kelly (Chair) Councillor Peter Milczyn (Vice-Chair)	Councillor Frank Di Giorgio Councillor John Filion	Councillor Karen Stintz Councillor Adam Vaughan

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**Declarations of Interest under the Municipal Conflict of Interest Act****Confirmation of Minutes - February 13, 2008****Speakers/Presentations – A Complete list will be distributed at the meeting****Communications/Reports**

PG14.1	ACTION	10:00 AM		Ward: 31, 34
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**O'Connor/Bermondsey Business Area Study and Interim Control By-law - Final Report**

*Statutory - Planning Act, RSO 1990*

(March 25, 2008) Report from Acting Chief Planner and Executive Director, City Planning Division

**Recommendations**

The City Planning Division recommends that:

1. City Council amend the Official Plan for the City of Toronto substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 4.
2. City Council amend Zoning By-law 6725, as amended, for the former Borough of East York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan and Zoning By-law Amendment as may be required.
4. In the event that the proposed amendments are appealed to the Ontario Municipal Board, the City Solicitor and City staff be authorized to appear before the Ontario Municipal Board in support of the recommendations contained within this report.
5. In the event that the Site Plan Control Application for 20 Curity Avenue is appealed to the Ontario Municipal Board, the City Solicitor and City staff be authorized to appear before the Ontario Municipal Board in opposition to such Site Plan Control approval, and further, the Acting Chief Planner and Executive Director of City Planning Division, in consultation with the City Solicitor, be authorized to settle such Site Plan appeal on terms satisfactory to him.

**Financial Impact**

The recommendations in this report have no financial impact.

**Summary**

City Council on May 23, 24 and 25, 2007 directed the Chief Planner and Executive Director to

undertake a study for all lands within the O'Connor/Bermondsey Business Area that are designated as Employment Areas on Map 20 in the Official Plan. The purpose of the study was to review and analyze the existing conditions, zoning regulations and planning policies as they relate to Places of Worship within the O'Connor/Bermondsey Business Area, and to determine if new policies and standards are required.

At that same meeting, City Council enacted an Interim Control By-law to prohibit Places of Worship on all lands within the O'Connor/Bermondsey Business Area for a period of one (1) year. The Interim Control By-law will expire on May 23, 2008.

This report presents the findings of the O'Connor/Bermondsey Business Area planning study, and recommends amendments to the former Borough of East York Zoning By-law 6752, as amended.

The proposed By-law Amendment for the portion of the area in East York continues to permit Places of Worship and establishes new regulations through the introduction of specific development standards.

These City-initiated amendments are subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

### **Background Information**

O'Connor/Bermondsey Business Area Study and Interim Control By-law - Final Report  
<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-11805.pdf>

PG14.2	ACTION			Ward: All
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### **Operation of the Committee of Adjustment**

(March 6, 2008) Report from Acting Chief Planner and Executive Director, City Planning Division

### **Recommendations**

The City Planning Division recommends that:

1. City Planning staff report to Planning and Growth Management Committee on trends, identified during the review of variance applications conducted by the new Zoning Review Team, and that those and other trends be identified in a Committee of Adjustment Activity Report, by the end of 2008.

### **Financial Impact**

This report has no financial implications.

### **Summary**

This report addresses issues raised by Planning and Growth Management Committee at its

meeting on November 1, 2007, (PG10.6), in response to the report dated October 16, 2007, regarding policy changes pertaining to the operation of the Committee of Adjustment. More specifically, the report addresses improving the planning process, writing of reports and the impact on appeals, reducing the backlog of applications, the process so that Committee decisions are defended without need for a motion from a Councillor, the possibility of creating a “Panel” to hear major projects which have received prior approval and are requesting changes, and a process for reporting out on a quarterly basis on Committee of Adjustment decisions in order to highlight emerging trends and challenges.

The Committee of Adjustment (CofA) for the City of Toronto has been through multiple changes since amalgamation, particularly as it relates to structural organization, Panel member composition and staff turnover. Notwithstanding these changes, the administrative process followed by the four service districts which deal with Committee of Adjustment applications has been, for the most part, harmonized. The Committee of Adjustment members appointed for the 2006-2010 term of City Council began holding hearings in April, 2007. Efforts are being directed toward ensuring that new members are trained to provide good planning decisions which balance the interests of all stakeholders in the process. City Planning staff will continue to provide professional input, advice and opinions where warranted, based upon a critical review of each development application. If required, a staff report will be prepared and subsequently defended at the Ontario Municipal Board, by City Planning staff. It is the combination of having well trained Committee members who recognize an application which is contrary to the City’s planning policies and the professional planning input from staff, which together can improve the planning process, reduce appeals, and result in balanced decisions which have a positive contribution toward city building in our neighbourhoods.

### **Background Information**

Operation of the Committee of Adjustment

(<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-11806.pdf>)

PG14.3	Information			Ward: All
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### **Intensification of Mixed Use Sites – Development Process**

(March 25, 2008) Report from Acting Chief Planner and Executive Director, City Planning Division

### **Financial Impact**

The recommendations in this report have no financial impact.

### **Summary**

At its meeting on February 13, 2008, Planning and Growth Management Committee (PGM) directed Planning Staff to report to Committee on April 10, 2008, on how applications for residential developments that intensify the neighbourhood are addressed. This report summarizes the policy framework for considering such applications as well as the general process that the City Planning Division uses when reviewing an intensification application.

**Background Information**

Intensification of Mixed Use Sites - Development Process

<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-11807.pdf>

PG14.4	Information			
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**Building Permit Fees 2007 Annual Report**

(March 24, 2008) Report from Chief Building Official and Executive Director, Toronto Building

**Financial Impact**

The recommendation will have no financial impact beyond what has already been approved in the 2007 budget.

**Summary**

The “Building Permit Fees 2007 Annual Report” for the 12-month period ending December 31, 2007 is attached to this report.

Under the Building Code Statute Law Amendment Act, the City is required to report on the 2007 budget year outlining how new revenues collected have been used to cover the direct and indirect costs of administering and enforcing the Building Code Act and the Building Code.

**Background Information**

Building Permit Fees 2007 Annual Report

<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-11804.pdf>

PG14.5	ACTION			Ward: All
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**Toronto-York Spadina Subway Extension - Project Update****(Deferred from February 13, 2008 - PG13.12)**

(January 7, 2008) Report from Chief General Manager, Toronto Transit Commission

**Summary**

Providing an update, as requested by the Planning and Growth Management Committee on November 29, 2007, regarding Toronto-York Spadina Subway Extension Project.

**Background Information**

Toronto-York Spadina Subway Extension Project Update

(<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-11375.pdf>)

**5a Toronto-York Spadina Subway Extension - Funding Update**

(February 7, 2008) Letter from Chief General Manager, Toronto Transit Commission

**Summary**

Update on the Toronto-York Spadina Subway Extension Project.

PG14.6	ACTION			Ward: All
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**Pay for Visitor Parking at Multi-Residential Rental Properties**

(February 25, 2008) Letter from Councillor Anthony Perruzza, Chair, Tenant Defence Sub-Committee

**Recommendations**

That the matter of charging for visitor parking at multi-residential rental properties be considered as a priority during the review of the new Zoning By-law.

**Summary**

Request of the Tenant Defence Sub-Committee regarding the need for addressing the charging for visitor parking at multi-residential rental properties in the harmonized zoning by-law, and to request that this matter be a priority for the Planning and Growth Management Committee during the review of the new zoning by-law.

**Background Information**

Pay for Visitor Parking at Multi-Residential Rental Properties

(<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-11789.pdf>)

PG14.7	ACTION			
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**Site Plans for Car Lots**

(March 25, 2008) Letter from Councillor Howard Moscoe, Ward 15 Eglinton-Lawrence

**Recommendations**

1. The Planning Department undertake a study of existing car dealerships including a

review of their original site plans and the degree which the site plan conditions have been effective.

2. Planning and Urban Design develop enhanced planning standards for automobile dealerships that will not only ensure that they will start as “clean and beautiful” but also remain so.
3. That staff develop an enforcement protocol that includes periodic follow-up visits to dealerships and penalties and remedies for their violations.

### **Summary**

Car dealerships in most instances are a blight on a neighbourhood. They compete with each other to draw attention to their business. They spread the area used for the display of vehicles beyond their boundaries into the public realm and constantly seek innovative ways to extend that display space.

All dealerships go through a site plan planning process. Site plan functions to ensure a “clean and beautiful” site from the enhancement of the community. The majority of dealerships in this city do not enhance the community and are in violation of their original site plan agreements.

There appears to be no effective manner of ensuring that auto dealerships comply with site plan conditions. That suggests that the city needs to review the site plan conditions for automobile dealerships and create site standards that are more difficult to violate.

In addition it is incumbent on us to ensure that there is adequate follow up provisions so that the original site plan conditions are observed and respected. The system appears to have failed in that regard.

### **Background Information**

Site Plans for Car Lots

(<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-11796.pdf>)