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## Planning and Growth Management Committee

<b>Meeting No.</b>	17	<b>Contact</b>	Merle MacDonald, Committee Administrator
<b>Meeting Date</b>	Wednesday, July 2, 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 - June 5, 2008****Speakers/Presentations – A Complete list will be distributed at the meeting****Communications/Reports**

<b>PG17.1</b>	<b>ACTION</b>	<b>10:00 AM</b>		<b>Ward: 41, 42, 44</b>
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**Official Plan Amendment for Sheppard East Light Rail Transit (LRT) – Final Report***Statutory - Planning Act, RSO 1990*

(June 5, 2008) Report from Chief Planner and Executive Director, City Planning

**Recommendations**

The City Planning Division recommends that:

1. City Council amend the Official Plan substantially in accordance with the draft official plan amendment attached as Attachment 1.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft official plan amendment as may be required.

**Financial Impact**

The recommendations in this report have no financial impact.

**Summary**

On March 21, 2007 the Toronto Transit Commission (TTC) endorsed a light rail transit plan for the City of Toronto which included seven projects across the City. Amongst them was the Sheppard East Light Rail Transit (LRT) route from the existing Don Mills station on the Sheppard subway to Morningside Avenue and possibly to Meadowvale Road.

Map 5 Surface Transit Priority Network, in the Official Plan identifies Sheppard Avenue, from Don Mills Road to McCowan Road, as a transit priority segment. The Planning Act Section 24 provisions require public works to conform to an Official Plan in effect. Thus for any public works related to the Sheppard East LRT to be undertaken, east of McCowan Road, the Official Plan is required to be amended.

This report recommends an amendment to Map 5 Surface Transit Priority Network, of the Official Plan, extending the transit priority segment along Sheppard Avenue from McCowan Road to Meadowvale Road.

**Background Information**

Official Plan Amendment for Sheppard East Light Rail Transit (LRT) - Final Report  
<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-13885.pdf>

## Communications

(June 13, 2008) e-mail from Mary & Cam Gioia (PG.Main.PG17.1.1)

(June 13, 2008) e-mail from Andrew W. Lomaga (PG.Main.PG17.1.2)

(June 16, 2008) e-mail from David L. Smith (PG.Main.PG17.1.3)

PG17.2	ACTION			Ward: 39, 42
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## Official Plan Amendment for Scarborough Rapid Transit (SRT) Extension– Request for Direction

(June 5, 2008) Report from Chief Planner and Executive Director, City Planning

## Recommendations

The City Planning Division recommends that:

1. Staff be directed to prepare a draft official plan amendment to reflect the recommended extension of the Scarborough Rapid Transit to Malvern north of Sheppard Avenue as a high order transit corridor, as determined by the environmental assessment study, on Map 4 of the Official Plan, to be considered at a public meeting of the Planning and Growth Management Committee.
2. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

## Financial Impact

The recommendations in this report have no financial impact.

## Summary

On March 21, 2007 the Toronto Transit Commission (TTC) endorsed a light rail transit plan for the City of Toronto which included seven projects across the City and subsequently initiated environmental assessment studies for those projects, as well as one for the Scarborough Rapid Transit (SRT) extension to Malvern.

The Official Plan, Map 4 Higher Order Transit Corridors, identifies a higher order transit corridor from the existing terminus of the SRT at McCowan Road eastward to Markham Road and north on Markham Road to Steeles Avenue.

The purpose of this report is to seek Council's authorization for the preparation of a City-initiated Official Plan Amendment to amend Map 4 of the Official Plan to reflect the recommended route for the extension of the SRT north of Sheppard Avenue to Malvern as a high order transit corridor, to be determined through the environmental assessment study process.

The official plan amendment would enable construction of the project to commence in a timely manner upon approval of the environmental assessment study and procurement of funding.

### **Background Information**

Official Plan Amendment for Scarborough Rapid Transit (SRT) Extension - Request for Direction

(<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-13910.pdf>)

PG17.3	ACTION			Ward: 28
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### **West Don Lands Class EA Master Plan and Front Street Design**

(June 12, 2008) Report from Richard Butts, Deputy City Manager

### **Recommendations**

The Deputy City Manager whose responsibilities include the waterfront recommends that City Council:

1. Endorse Waterfront Toronto's proposed modifications to the design of Front Street East between Cherry Street and Bayview Avenue, specifically the reduction of lanes from four to two, and the change in design from a divided roadway to an undivided roadway.
2. Authorize and direct the appropriate City officials to take the necessary action to give effect thereto.

### **Financial Impact**

There are no immediate financial implications to the City resulting from the recommendations in this report.

### **Summary**

The purpose of this report is to seek City Council endorsement for Waterfront Toronto's proposed design modifications to Front Street East, between Cherry Street and Bayview Avenue.

Through the process of developing detailed designs for the new parks and road facilities in the West Don Lands area, Waterfront Toronto has proposed a design modification for Front Street East between Cherry Street and Bayview Avenue. The proposed modification includes replacing the four-lane divided roadway design, separated by a large park-like median, with a two-lane, undivided roadway that includes a wide, park-like boulevard on the north side of the street and parking lay-bys on both sides of the street. The previously approved right-of-way widths will not change.

Waterfront Toronto's rationale for the proposed design changes include significant

improvements in the ability to use the wide north boulevard area for park purposes, as opposed to the former centre median area, and improved safety with minimal change in the traffic access and level-of-service characteristics due to the provision of more standard intersection designs. Waterfront Toronto has indicated that these modifications do not require any amendment to the existing Environmental Assessment approvals. However, notification of the proposed design revision has been provided to all stakeholders involved in the West Don Lands Class Environmental Assessment Master Plan.

### Background Information

West Don Lands Class EA Master Plan

(<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-14136.pdf>)

PG17.4	ACTION			Ward: All
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### Request for Direction – Amendment to the Official Plan -Additional Site Plan Control Powers

(June 16, 2008) Report from Chief Planner and Executive Director, City Planning

#### Recommendations

The City Planning Division recommends that:

1. Notice for the public meeting under the Planning Act be given in accordance with the regulations under the Planning Act.
2. Staff schedule community consultation with interested representatives from the development community, ratepayer organizations and the public at-large to obtain their comments.
3. The appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

#### Financial Impact

The recommendations in this report have no financial impact.

#### Summary

This report seeks Planning and Growth Management Committee's direction to conduct community consultation and give notice on a proposed amendment to the Official Plan to incorporate additional Site Plan Control provisions and related matters.

On January 1, 2007, the Province transferred the majority of the City's Site Plan Control powers from Section 41 of the Planning Act to Section 114 the City of Toronto Act. The Act provides two additional Site Plan Control powers dealing with exterior design and sustainable design elements in the adjacent right-of-way, and requires provisions in the Official Plan to use

these powers. This report reviews the proposed amendments to the Official Plan to implement these additional powers along with related matters including sidebars on the Green Development Standard and Accessibility Design Guidelines.

### **Background Information**

Request for Direction - Amendment to the Official Plan - Additional Site Plan Control Powers (<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-13963.pdf>)

PG17.5	ACTION	10:30 AM		Ward: All
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### **Amendment to the Official Plan regarding Complete Applications**

(June 16, 2008) Report from Chief Planner and Executive Director, City Planning

### **Recommendations**

The City Planning Division recommends that:

1. The Planning and Growth Management Committee endorse staff's proposed Official Plan Amendment and draft delegation by-law as contained in Attachments 1 and 2.
2. The Planning and Growth Management Committee schedule the required Statutory Public meeting on the Official Plan Amendment regarding Complete Applications for its meeting on September 10, 2008.
3. The Planning and Growth Management Committee direct the Chief Planner and Executive Director, City Planning to bring forward a by-law requiring pre-application consultation pursuant to the Planning Act, including appropriate delegation provisions and an associated guideline outlining the administrative practices supporting this activity to the October 2008 meeting.

### **Financial Impact**

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

### **Summary**

This report discusses the proposed amendment to the Official Plan to implement the authority granted by the Planning Act to require additional information and material to properly evaluate Official Plan and Zoning By-law Amendment applications, Plan of Subdivision, Plan of Condominium and Consent to Sever applications. It also addresses the proposed submission requirements for Site Plan Control applications and the proposed Delegation By-law related to the OPA. Further information is provided outlining potential next steps to develop a pre-application consultation by-law and a guideline detailing associated practices.

With respect to complete applications, the report summarizes staff's comments on the attached draft Official Plan Amendment and draft implementing by-law prepared by ratepayer

representatives involved in discussions with the City. It also summarizes the comments and concerns raised by the various parties who have participated in ongoing negotiations on the proposed complete application Official Plan Amendment (OPA). These parties include ratepayer representatives, representatives of Building Industry and Land Development (BILD) and other development lawyers on behalf of their clients.

### **Background Information**

Amendment to the Official Plan Regarding Complete Applications  
<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-13989.pdf>

### **Communications**

- (December 29, 2007) e-mail from George Belza, Partner, ANALOGICA (PG.Main.PG17.5.1)
- (January 9, 2008) e-mail from Helen Riley (PG.New.PG17.5.2)
- (January 9, 2008) e-mail from Randal Dickie, PMG Planning Consultants (PG.New.PG17.5.3)
- (January 9, 2008) e-mail from Mark R. Flowers, Davies Howe Partners representing the Conservatory Group (PG.New.PG17.5.4)
- (January 9, 2008) e-mail from Mark R. Flowers, Davies Howe Partners, representing Cadillac Fairview Corporation (PG.New.PG17.5.5)
- (January 9, 2008) e-mail from Mark R. Flowers, Davies Howe Partners, representing Dorsay Development Corporation (PG.New.PG17.5.6)
- (January 9, 2008) letter from Dalton C. Shipway (PG.New.PG17.5.7)

<b>PG17.6</b>	Information			Ward: 12
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### **103-111 Ingram Drive – Site Plan Approval and Building Permit History**

(June 16, 2008) Report from Chief Planner and Executive Director, City Planning

### **Financial Impact**

There are no financial implications.

### **Summary**

This report provides information on the Site Plan Approval application activity and building permit application activity for the structures and trailers, all relating to the existing businesses on the property municipally identified as 103 Ingram Drive ( also referred to as 103 -111 Ingram Drive).

### **Background Information**

103-111 Ingram Drive - Site Plan Approval and Building Permit History  
<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-13950.pdf>

PG17.7	Information			
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### **Status Update: Video Display Equipped Signs at Drive-through Facilities, Car Wash Establishments and Service Stations**

(June 17, 2008) Report from Chief Building Official and Executive Director

#### **Financial Impact**

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

#### **Summary**

This report provides a status update on the Planning and Growth Management Committee's direction to refer the January 29, 2008 report from the Chief Building Official and Executive Director, Toronto Building, "Video Display Equipped Signs at Drive-through Facilities, Car Wash Establishments and Service Stations" to staff for further consultation and consideration of certain matters.

This report identifies that staff are holding consultations on the new sign bylaw in September. These consultations will provide an opportunity to consult with a range of stakeholders on the issues identified by the Planning and Growth Management Committee related to video display equipped signs and to report on this matter with the new sign bylaw.

#### **Background Information**

Status Update: Video Display Equipped Signs at Drive-through Facilities, Car Wash Establishments and Service Stations

<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-13834.pdf>

PG17.8	ACTION			
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### **Request for Approval of the Sheppard East LRT Environmental Assessment Study**

(June 18, 2008) Letter from General Secretary, Toronto Transit Commission

#### **Recommendations**

The Toronto Transit Commission recommends that City Council:

1. Approve the recommendations of the Sheppard East LRT EA study to allow staff to begin detailed design as soon as possible, and be in a position to begin construction of this first Transit City light rail line in 2009.
2. Authorise staff to submit the final Environmental Assessment Study report for the 30-day public review period, as required to complete the EA process for this project.



3. Advise the Province of Ontario of its approval of this EA study.

**Summary**

Advising that the Toronto Transit Commission on Wednesday, June 18, 2008, considered a report entitled "Request for Approval of the Sheppard East LRT Environmental Assessment Study", and forwarded the report to City Council for approval.

**Background Information**

Request for Approval of the Sheppard East LRT Environmental Assessment Study

<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-14148.pdf>

TTC Report No. 11

<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-14149.pdf>