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## Planning and Growth Management Committee

<b>Meeting No.</b>	18	<b>Contact</b>	Merle MacDonald, Committee Administrator
<b>Meeting Date</b>	Wednesday, September 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 - July 2, 2008****Speakers/Presentations – A Complete list will be distributed at the meeting****Communications/Reports**

PG18.1	ACTION	10:00 AM		Ward: All
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**Revised Official Plan Amendment to Authorize Section 37 Funding of Heritage Conservation District Studies as an Eligible Community Benefit**

*Statutory - Planning Act, RSO 1990*

(August 20, 2008) Report from Chief Planner and Executive Director, City Planning

**Recommendations**

The City Planning Division recommends that:

1. In accordance with the directions of City Council, Council amend the Official Plan substantially in accordance with the draft Official Plan Amendment attached as Appendix A.
2. That Members of Council and City staff involved in negotiating Section 37/45 community benefits be advised that where funds for Heritage Conservation District studies are being secured, and there is a possibility that not all such funds may ultimately be needed for HCD studies, that alternative purposes for such funds be specified in the Section 37 agreements.

**Financial Impact**

The recommendations of this report will have no financial impact.

**Summary**

This report implements the City Council direction provided at its November 19 and 20, 2007 meeting to adopt in principle the Official Plan amendment wording, to include mapping of individual potential Heritage Conservation Districts (HCDs), and to also address refinements resulting from further stakeholder and community consultation. Specific Potential HCDs have been mapped, and Section 37 funding of HCD studies will be permitted as part of a proposed development that is within or in close proximity to such specifically mapped areas. The proposed OPA includes text descriptions of those Potential HCDs for which Council has not yet authorized HCD studies, and such text will be used to help determine whether a proposed development is within or in close proximity.

It is possible that not all Section 37 funds contributed by a proposed development for HCD study purposes will be needed for HCD studies. As a result, staff recommend that alternative uses for such funds be specified in Section 37 agreements, to provide needed flexibility in the

use of the funds. In accordance with the directions of City Council, the adoption of the proposed Official Plan Amendment attached as Schedule A to this report is recommended.

### **Background Information**

Section 37 Funding of Heritage Conservation District Studies

(<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-15304.pdf>)

## **1a Supplementary Report: Revised Official Plan Amendment to Authorize Section 37 Funding of Heritage Conservation District Studies**

(August 21, 2008) Report from Chief Planner and Executive Director, City Planning

### **Recommendations**

The City Planning Division recommends that:

1. The revised Schedule A and revised Maps 5 and 6 attached to this report be substituted for the original Schedule A and Maps 5 and 6, respectively, as contained in the proposed Official Plan Amendment attached as Appendix A to the report dated August 20, 2008 to Planning and Growth Management Committee from the Chief Planner and Executive Director, City Planning, and entitled “Revised Official Plan Amendment to Authorize Section 37 Funding of Heritage Conservation District Studies as an Eligible Community Benefit”.

### **Summary**

This is a supplementary report to a report (August 20, 2008) currently before Planning and Growth Management Committee regarding a proposed Official Plan Amendment (OPA) to authorize Section 37 funding of Heritage Conservation District (HCD) studies as an eligible Section 37 benefit. Minor revisions are required to a schedule and maps that form part of the proposed Official Plan Amendment attached as Appendix A to that report. The effect of these revisions is to eliminate one Potential HCD and merge two others to form one.

This report recommends that the attached revised Schedule A and Map Nos. 5 and 6 be substituted for the originals in Appendix A to the August 20, 2008 report.

### **Background Information**

Supplementary Report Section 37 HCD

(<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-15306.pdf>)

### **Communications**

(August 26, 2008) letter from Jane Beecroft, President, Community History Project (PG.Main.PG18.1.1)

PG18.2	ACTION	10:15 AM		Ward: All
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## **Final Report - Amendment to the Official Plan Regarding Complete Applications**

*Statutory - Planning Act, RSO 1990*

(July 30, 2008) Report from Chief Planner and Executive Director, City Planning

### **Recommendations**

In order to implement the July 2, 2008 Planning and Growth Management Committee's directions, the City Planning Division recommends that Council:

1. Amend the Official Plan substantially in accordance with the draft official plan amendment attached as Attachment 1.
2. Authorize the City Solicitor to make such stylistic and technical changes to the draft official plan amendment as may be required.
3. Adopt the draft delegation by-law substantially in accordance with the attached by-law attached as Attachment 2.
4. Direct that City Planning's Development Approval Application Form be amended substantially in accordance with the Development Approval Application Form attached as Attachment 3.

### **Financial Impact**

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

### **Summary**

New provisions to the Planning Act came into effect on January 1, 2007. Among these provisions is the ability for a municipality to determine what studies are required to properly evaluate an application. In order to implement the Act's new provision an official plan amendment is required.

This report implements Planning and Growth Management Committee's (PGM) direction of July 2, 2008. At this meeting PGM directed staff to prepare an official plan amendment (OPA) to address the minimum complete application requirements for official plan and zoning by-law amendment applications and for plan of subdivision, plan of condominium, and consent to sever applications. The OPA also addresses the submission requirements for site plan control applications. In addition, this report implements changes directed by PGM to the draft delegation by-law related to the OPA and changes to the Development Application Form.

### **Background Information**

Final Report Complete Applications

<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-15303.pdf>

### Communications

(July 11, 2008) e-mail from Stephen Upton, Vice President, Development TRIDEL (PG.Main.PG18.2.1)

(July 11, 2008) letter from Paula J. Tenuta (PG.Main.PG18.2.2)

(July 12, 2008) e-mail from George S. Belza, Partner, ANALOGICA (PG.Main.PG18.2.3)

PG18.3	ACTION			Ward: All
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### Request for Direction – Official Plan Amendment to Encourage the Development of Units for Households with Children

(August 27, 2008) Report from Chief Planner and Executive Director, City Planning

### Recommendations

The City Planning Division recommends that:

1. Staff hold a series of meetings with representatives from the development community and other interested parties to obtain their comments on the proposed direction outlined in this report.
2. Staff bring forward a draft official plan amendment to encourage the development of units for households with children to a future meeting of the Planning and Growth Management Committee, at which time a statutory public meeting to consider the policy amendment will be scheduled.

### Financial Impact

This report has no financial impact.

### Summary

This report has been prepared in response to requests made by the Planning and Growth Management Committee to develop a strategy to encourage and retain dwelling units suitable for households with children.

The report examines available data on the supply and need for larger units suitable for households with children in various parts of Toronto. It also reviews some of the approaches used by several other municipalities in North America to promote housing to accommodate children. Potential changes to the Official Plan are presented to encourage the development of new units suitable for household with children. In particular, a general amendment to the Official Plan housing policies and a more specific amendment to the Downtown Policies are proposed.

As a first step, it is proposed that consultation take place with several key stakeholders on the proposed directions and that comments and a proposed Official Plan amendment be brought forward to the Planning and Growth Management Committee.

## Background Information

Households with Children

<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-15309.pdf>

PG18.4	ACTION			Ward: All
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## Approval of 2008 Toronto Heritage Grant Awards

(August 20, 2008) Report from Chief Planner and Executive Director, City Planning

### Recommendations

City Planning Division recommends that:

1. City Council approve awards for the 2008 Toronto Heritage Grant Program for the 23 heritage properties in the City of Toronto, as set out below, to assist in funding the scope of restoration work generally described in Attachment No. 1 of this report, in accordance with the Terms and Conditions of the Toronto Heritage Grant Program previously approved by City Council:
  - a. 7 Bin-Scarath Road, house, \$7,500
  - b. 18 Boswell Avenue, house, \$10,000
  - c. 270 Carlton Street, house, \$7,000
  - d. 63 Delburn Drive, house, \$10,000
  - e. 3 Draper Street, house, \$10,000
  - f. 5 Draper Street, house, \$10,000
  - g. 11 Draper Street, house, \$10,000
  - h. 16 Draper Street, house, \$10,000
  - i. 10 Elm Avenue, John Blaikie/Hugh Ryan House, \$10,000
  - j. 93 Gloucester Street, house, \$10,000
  - k. 2577 Kennedy Road, Elmridge House, \$10,000
  - l. 82 Lowther Avenue, house, \$10,000
  - m. 512 Queen Street West, commercial building, \$28,950
  - n. Richview Cemetery, \$5,000
  - o. 55 Roxborough Drive, house, \$10,000
  - p. 16 Ryerson Avenue, stables (now Theatre Passe Muraille), \$10,000
  - q. 451 Sackville Street, house, \$10,000
  - r. 453 Sackville Street, house, \$10,000
  - s. 69 Spadina Road, Arthur R. Boswell House, \$10,000
  - t. 26 Sword Street, house, \$10,000
  - u. 56 Wellesley Street East, Paul Kane House, \$10,000
  - v. 396 Wellesley Street East, house, \$3,600
  - w. 76 Wychwood Avenue, Wychwood Car Barns, \$28,950
2. That use of the grant awards outlined in Recommendation 1. of this report, be limited to only the proposed restoration work approved by the Chief Planner and Executive Director, City Planning Division, and that issuing of the grant award be subject to the grant recipient satisfying all conditions as set out in the Letter of Understanding between the City and the grant recipient.

### **Financial Impact**

There are no financial implications resulting from the adoption of this report. This report recommends grant awards for the 2008 Toronto Heritage Grant Program based on the 2008 budget approved by City Council.

### **Summary**

This report recommends that City Council approve the recommended grant awards for the 2008 Toronto Heritage Grant Program as set out in this report.

### **Background Information**

Approval of 2008 Toronto Heritage Grant Awards

(<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-15308.pdf>)

PG18.5	Information			Ward: All
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### **Operation of the Committee of Adjustment**

(August 21, 2008) Report from Chief Planner and Executive Director, City Planning

### **Summary**

This report addresses issues raised by the Planning and Growth Management Committee at the meeting held on April 10, 2008, (PG14.2) in response to the report dated March 6, 2008. The report dated February 27, 2008 addressed policy changes pertaining to the operation of the Committee of Adjustment.

The Planning and Growth Management Committee adopted recommendations on April 10, 2008, dealing with such matters as:

- staff reports regarding severance applications
- the substance of reports
- early notification to Councillors on severance applications and electronic notification of Committee's decisions
- staff attendance at the Ontario Municipal Board
- increase in application fees
- the establishment of a reserve fund to hire planners to defend the Committee of Adjustment decisions at the OMB.

These recommendations were referred to staff for a report to the Planning and Growth Management Committee on the implementation plan and financial implications.

Many of these recommendations are already in place in the Committee of Adjustment offices.

That this report be received by the Planning and Growth Management Committee for information.

### Background Information

Operation of the Committee of Adjustment

<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-15307.pdf>

PG18.6	ACTION			Ward: 12
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### 103-111 Ingram Drive – Site Plan Approval and Building Permit History

**(Deferred from July 2, 2008 - 2008.PG17.6)**

(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-14606.pdf>

PG18.7	ACTION			
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### Waterfront West LRT Connection to Union Station: Fort York-Bremner Boulevard

(June 19, 2008) Letter from General Secretary, Toronto Transit Commission

### Recommendations

The Toronto Transit Commission recommends that City Council:

1. endorse the report, entitled “Waterfront West LRT Connection to Union Station: Fort York-Bremner Boulevard”.

### Summary

Advising that the Toronto Transit Commission on Wednesday, June 18, 2008, considered a



report, entitled “Waterfront West LRT Connection to Union Station: Fort York-Bremner Boulevard”, and requesting City Council to endorse this report.

### Background Information

Letter June 19, 2008 from TTC

<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-14827.pdf>

Report 13 Waterfront West LRT

<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-14828.pdf>

PG18.8	ACTION			
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### Member Motion to Request the Provincial Government to Require Section 37 Donations in Every Ontario Municipal Board Decision

(June 27, 2008) Member Motion from City Council

#### Recommendations

Councillor Walker recommends that:

1. Toronto City Council request the Provincial government to order the Ontario Municipal Board to award the recommended and appropriate Section 37 benefits as defined in the Planning Act of Ontario when the Ontario Municipal Board approves any application for development within the City of Toronto.
2. This Resolution be forwarded to the Premier of Ontario and the respective leaders of the Provincial Opposition.

#### Summary

The planning applications evaluated and decided upon by City Council are being appealed to the Ontario Municipal Board (OMB) more than ever before. The OMB is overruling City Council more and more these days.

The major planning applications, or Re-Zonings, are particularly distressing to Toronto due to their impacts. The installation of a new, large building brings impacts to its immediate neighbourhood and by extension, bring a compounded impact to the City as a whole. These impacts are felt in the overcrowding of our sidewalks and roads, our subway platforms and trains, our water and sewer pipe capacity, our community centre capacity, and so on.

The Planning Act of Ontario includes provision (Section 37) for monetary donations from the applicant (developer) that are to be collected by the City if a development is considered to be reasonable and has justification for superseding the limits of the City’s Zoning By-law. This monetary donation is to be collected for Capital upgrades of community facilities. A suggested list of community facilities to be upgraded or established via these donated Section 37 funds is identified by City Planning, during the evaluation of a proposed development.

Unfortunately, when the OMB overrules City Council to approve a development, it does not award the required Section 37 benefits to the City; or if the OMB does award a Section 37 benefit, it is substantially less than what is recommended by City Planning to be adequate. When the OMB fails to award Section 37 to the City, it furthers our deficit in funding Capital facilities needed to accommodate the resultant intensification.

The Provincial government has a responsibility to ensure the OMB's decisions do not negatively impact the municipalities whose decisions it overturns. Ensuring the appropriate Section 37 benefits are awarded to the City of Toronto in every OMB decision would help the City of Toronto cope with the intensification where City Council planning decisions have not been final and would help address some of our infrastructure deficit.

### Background Information

MM22.8 from City Council

<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-14829.pdf>

PG18.9	ACTION			
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### Member Motion Regarding Gardiner/Lake Shore Corridor West of Exhibition Place

(July 23, 2008) Member Motion from City Council

#### Recommendations

Councillor Palacio recommends that:

1. Deputy City Manager Richard Butts and the Waterfront Project Director, when they report on the Western Waterfront Master Plan early in 2009, address the feasibility of:
  - a. “decking/bridging” the Western leg of the Gardiner Expressway, west of Exhibition Place, in conjunction with the Western Waterfront Master Plan;
  - b. merging and/or downsizing the eastbound and westbound lanes of Lake Shore Boulevard, west of Jameson to the Humber River, to expand the open space along the Western Waterfront; and
  - c. increasing permanent pedestrian access between residential neighbourhoods and the waterfront.

#### Summary

The section of the Gardiner/Lake Shore corridor west of Exhibition Place forms a major barrier between the communities north of it and the waterfront.

The Central Waterfront Secondary Plan includes the consolidation of the road network at the west end of Exhibition Place to expand Marilyn Bell Park as a “big move”.

The Western Waterfront Master Plan is currently being prepared by the City to examine ways to improve pedestrian and cycling connections to the waterfront, rationalize the road network and enhance waterfront parkland.

### **Background Information**

MM23.19 from City Council

(<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-14830.pdf>)

<b>PG18.10</b>	Information			Ward: 2
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### **555 Rexdale Boulevard – Community Improvement Plan for the Woodbine Live! Transformative Project**

(August 27, 2008) Report from Deputy City Manager Sue Corke and the Chief Planner and Executive Director, City Planning

#### **Summary**

At its meeting of July 15 - 17, 2008 City Council approved a report from the Deputy City Manager, and the Deputy City Manager and Chief Financial Officer recommending that Woodbine Live! be approved in principle as a “Transformative Project” and that increased financial incentives be made available for the entertainment/retail, live venue, outdoor amenity and hotel portion of the project by way of a site-specific Community Improvement Plan (CIP).

Council directed the Deputy City Manager to report to the September 10, 2008 meeting of Planning and Growth Management Committee regarding, among other matters, the local hiring/training program and the securing of public access to privately owned recreation/amenity space. It was intended that a draft CIP would accompany the report, for the Committee’s consideration.

This report advises Council that the report to Planning and Growth Management Committee (including the draft CIP) will be delayed to the October meeting of the Planning and Growth Management Committee so that staff and the applicant may properly address technical issues associated with the CIP.

### **Background Information**

555 Rexdale Boulevard CIP

(<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-15323.pdf>)

PG18.11	Presentation			
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**The Way Forward - Transportation Planning and Greening Toronto**

Presentation from John Morand of Global Emissions Systems Inc.