
Planning and Growth Management Committee

Meeting No.	19	Contact	Merle MacDonald, Committee Administrator
Meeting Date	Tuesday, October 14, 2008	Phone	416-392-7340
Start Time	9:30 AM	E-mail	pgmc@toronto.ca
Location	Committee Room 1, City Hall		

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

Members of Council and Staff: Please keep this agenda and the accompanying material until the City Council meeting dealing with these matters has ended. **The City Clerk's Office will not provide additional copies.**

Special Assistance for Members of the Public: City staff can arrange for special assistance with some advance notice. If you need special assistance, please call 416-392-5227, TTY 416-338-0889 or e-mail pgmc@toronto.ca.

Closed Meeting Requirements: If the Planning and Growth Management Committee wants to meet in closed session (privately), a member of the committee must make a motion to do so and give the reason why the Committee has to meet privately. (City of Toronto Act, 2006)

Notice to people writing or making presentations to the Planning and Growth Management Committee: The City of Toronto Act, 2006 and the City of Toronto Municipal Code authorize the City of Toronto to collect any personal information in your communication or presentation to City Council or its committees.

The City collects this information to enable it to make informed decisions on the relevant issue(s). If you are submitting letters, faxes, e-mails, presentations or other communications to the City, you should be aware that your name and the fact that you communicated with the City will become part of the public record and will appear on the City's website. The City will also make your communication and any personal information in it – such as your postal address, telephone number or e-mail address – available to the public, unless you expressly request the City to remove it.

The City videotapes committee and community council meetings. If you make a presentation to a committee or community council, the City will be videotaping you and City staff may make the video tapes available to the public.

If you want to learn more about why and how the City collects your information, write to the City Clerk's Office, City Hall, 100 Queen Street West, Toronto ON M5H 2N2 or by calling 416-392-7340.

Declarations of Interest under the Municipal Conflict of Interest Act**Confirmation of Minutes - September 10, 2008****Speakers/Presentations – A Complete list will be distributed at the meeting****Communications/Reports**

PG19.1	ACTION	10:00 AM		Ward: 2
--------	--------	----------	--	---------

Community Improvement Plan to Provide Financial Incentives for Woodbine Live!*Statutory - Planning Act, RSO 1990*

(September 30, 2008) Report from Deputy City Manager Sue Corke and Chief Planner and Executive Director, City Planning

Recommendations

The Deputy City Manager and the Chief Planner & Executive Director, City Planning Division recommend that City Council:

1. Adopt the Community Improvement Plan for the Woodbine Live! Transformative Project, attached as Attachment 1 to this report.
2. Authorize the City Solicitor to make such technical and stylistic changes to the draft community improvement plan by-law as may be required.
3. Authorize City staff to introduce the necessary bill to implement the foregoing.
4. Authorize the General Manager of Economic Development Culture and Tourism to execute financial incentive agreements to implement the financial incentives program for the Woodbine Live! Transformative Project.

Financial Impact

This report recommends the adoption of a site-specific Community Improvement Plan which will implement Council's direction. There are no additional financial impacts to those outlined in the staff report considered by Council when it approved the project in principle.

(<http://www.toronto.ca/legdocs/mmis/2007/cc/decisions/2007-07-16-cc11-dd.pdf>)

Summary

At its meeting of July 15-17, 2008, City Council approved in principle, the Woodbine Live! project as a "Transformative Project", along with financial incentives to support the development.

This report recommends the adoption of a site-specific Community Improvement Plan, pursuant to Section 28 of the Planning Act, to implement the financial incentives in support of

the Woodbine Live! project.

This report also responds to Council's request that staff report on:

- the local hiring and training program;
- public access to the outdoor open space and amenity features of the project; and
- how these features will be secured through appropriate agreements.

Background Information

Community Improvement Plan to Provide Financial Incentives for Woodbine Live!

(<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-16013.pdf>)

PG19.2	ACTION	10:15 AM		Ward: All
--------	--------	----------	--	-----------

Zoning By-law Amendments to Restrict Shooting Ranges and Gun Manufacturers

Statutory - Planning Act, RSO 1990

(September 29, 2008) Report from Chief Planner and Executive Director, City Planning

Recommendations

The Chief Planner and Executive Director of the City Planning Division recommend that Council:

1. Enact the Firing Range and Firearms Manufacturing Zoning By-law Amendment for the City of Toronto substantially in accordance with the draft zoning by-law identified as Attachment No. 1.
2. Authorize the City Solicitor to make such stylistic and technical changes to the draft zoning by-law amendment as may be required.
3. Request the Chief Planner and Executive Director of the City Planning Division to incorporate these amendments into the new Zoning By-law and report at that time on any other recommendations necessary to achieve their intent.

Financial Impact

The recommendations in this report have no financial impact.

Summary

This report presents a by-law to regulate the permissions for the establishment of uses involved in the making or discharging of firearms in the City of Toronto.

Council is concerned with the significant impact to public health and safety that emanates from the existence of firearms violence, in particular handguns, within the community. Through its

2004 Community Safety Plan, Council has established a balanced approach of prevention and enforcement efforts through its “Making a Safe City Safer” initiative. However, the persistence of gun related violence has caused Council to consider options for further actions. In a recent report entitled “City Based Measures to Address Gun Violence”, Council adopted actions strengthening its support for innovative prevention programs, engaging in an active national advocacy campaign, establishing a policy deeming uses that promote firearms use as unacceptable at City owned facilities and, employing its land use regulatory authority in order to reduce the availability and use of handguns consistent with its efforts on “Making a Safe City Safer” initiative.

In regulating the use of land through its Official Plan and Zoning By-law, City Council is obligated to have regard to the matters of Provincial interest outlined in the Planning Act. Among are statements calling for development of safe and healthy communities and the protection of public health and safety. The Official Plan already calls for the development of an attractive and safe community. What follows are zoning by-law amendments that help achieve the vision of a safe community and are consistent with Council’s approach to firearms violence. In particular, this report recommends restrictions on the as-of-right permission to establish shooting ranges and gun manufacturers.

Background Information

Zoning By-law Amendments to Restrict Shooting Ranges and Gun Manufacturers
<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-16006.pdf>

Communications

(September 30, 2008) e-mail from G. M. Richardson (PG.Main.PG19.2.1)
 (September 30, 2008) e-mail from Lothar Schindler (PG.Main.PG19.2.2)

PG19.3	ACTION			Ward: 28, 30
---------------	---------------	--	--	--------------

Further Report on Removal of the Gardiner Expressway East from Jarvis

(September 26, 2008) Report from Chief Planner and Executive Director, City Planning

Recommendations

The City Planning Division recommends that Planning and Growth Management Committee:

1. Direct the Chief Planner to include the lands north of Lake Shore Boulevard and south of the rail corridor, between the Don River and Cherry Street in the waterfront planning area for the Lower Don Lands.
2. Direct the Chief Planner to undertake a planning framework study, in consultation with the Waterfront Secretariat and Waterfront Toronto, for the area in the Port Lands east of the Don Roadway adjacent to Lake Shore Boulevard East.

3. Authorize the Chief Planner to review and make recommendations on the appropriate amendments/modifications to the Official Plan and the Central Waterfront Plan.

Financial Impact

There are no financial implications with the adoption of this report.

Summary

At its meeting of July 15, 16 and 17, 2008 City Council adopted motions to authorize the City to act as co-proponent with Waterfront Toronto to undertake an individual environmental assessment on the removal of the Gardiner Expressway, east of Jarvis Street and the creation of an at-grade boulevard. City Council also directed the Chief Planner to report back to Planning and Growth Management Committee on land use and development issues related to the removal of the Gardiner Expressway.

Background Information

Removal of Gardiner Expressway East from Jarvis

(<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-16010.pdf>)

PG19.4	ACTION			Ward: 35, 36, 37, 38, 42, 43, 44
--------	--------	--	--	-------------------------------------

Official Plan Amendment for Scarborough-Malvern Light Rail Transit – Request for Direction

(September 16, 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 alignment of the Scarborough-Malvern Light Rail Transit line, as determined by the environmental assessment study, to be considered at a public meeting of the Planning and Growth Management Committee; and
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. Amongst them was the

Scarborough-Malvern Light Rail Transit from Kennedy subway station east on Eglinton Avenue to Kingston Road, north east along Kingston Road to Morningside Avenue and then north along Morningside Avenue to the Malvern Community.

The Official Plan, Map 5 Surface Transit Priority Network, identifies the subject stretches of Eglinton Avenue and Kingston Road as transit priority segments but not Morningside Avenue or Neilson Road. The preliminary planning for the environmental assessment study is contemplating service to the Malvern Community by routing the light rail transit from Morningside onto Sheppard going west and then north onto Neilson Road. The study is also looking at serving the University of Toronto and Centennial College campuses at Morningside Avenue and Ellesmere Road by possibly routing the facility along Ellesmere Road and Military Trail.

Map 3 Right-of-Way Widths Associated with Major Streets in the Official Plan identifies the subject stretches of Eglinton Avenue, Kingston Road and Morningside Avenue to have a 36 metre right-of-way with the exception of a short stretch on Morningside Avenue just north of Lawrence Avenue which is identified as a 30 metres right-of-way.

The purpose of this report is to seek Council's authorization for the preparation of a City-initiated Official Plan Amendment to amend Map 5, and Map 3 if required, to reflect the recommended route for the Scarborough-Malvern Light Rail Transit, 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

Scarborough Malvern Light Rail Transit

<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-15906.pdf>

PG19.5	ACTION			Ward: All
--------	--------	--	--	-----------

Maximum Floorplates in Older Commercial Areas

(September 23, 2008) Report from Chief Planner and Executive Director, City Planning

Recommendations

The City Planning Division recommends that:

1. City Council not proceed with a by-law to implement a maximum floorplate by-law in older commercial districts and small businesses in older neighbourhoods.

Financial Impact

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

Summary

This report responds to Council's July 2007 direction to report on a by-law to implement a maximum floorplate by-law to protect older commercial districts and small businesses in older neighbourhoods. The aim is to retain affordable rental space for small business on these traditional shopping streets.

The report concludes that there is little evidence that the older commercial strips are being affected by large stores, and that regulating the floorplate size would be an inappropriate technique for addressing the issue. No changes to the zoning by-laws are recommended at this time.

Background Information

Maximum Floorplates in Older Commercial Areas

(<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-15996.pdf>)

PG19.6	ACTION			Ward: All
--------	--------	--	--	-----------

Conversion of Rental Housing to Co-ownership

(September 25, 2008) Report from Chief Planner and Executive Director, City Planning

Recommendations

The City Planning Division recommends:

1. That City staff meet with Provincial staff to develop a protocol that would enable Provincial staff to:
 - a. not register applications that involve rental conversions under the Business Corporations Act for co-ownerships and under the Co-operative Corporations Act for equity co-operatives or co-operatives with share capital, or
 - b. defer the incorporation of co-ownerships and equity co-operatives until the City has issued a permit in favour of the conversion of the rental property under the authority of the City of Toronto Act, and
 - c. ensure that any prospective registrant under the Business Corporations Act or the Co-operative Corporations Act are fully advised of the City's position regarding the establishment of co-ownerships or equity co-operatives through the conversion of residential rental properties, in advance of such corporations being registered, and
 - d. provide the City, on a semi-annual basis, with a list of any corporations registered with the Province for the purpose of co-ownership of rental property in the City of Toronto so that the City might monitor activity and, if required, take appropriate legal action.

Financial Impact

There are no financial impacts beyond what has already been approved in the City Planning

Division's 2008 Operating Budget.

Summary

This report responds to a request from Planning and Growth Management Committee that the Chief Planner and Executive Director report on a policy or by-law regulating the conversion of rental housing to co-ownership. Council previously dealt with this matter as part of the implementation of Section 111 of the City of Toronto Act. Chapter 667 of the Municipal Code, which was enacted in July 2007, prohibits the conversion of rental housing to any form of co-ownership without a permit from City Council.

Unlike conversion to condominium, where the City is the approval authority for the creation of a condominium, the creation of a corporation (either under the Business Corporations Act or the Co-operative Corporations Act) is a Provincial responsibility. Thus, while the City's Code prohibits this conversion, the means to effectively achieve this is not within the City's direct control. Consequently, the City's ability to enforce the Code's provisions is largely a rearguard action, that is, prosecution after the fact.

On August 25th, the Mayor wrote to the Ministers of Municipal Affairs and Housing, Government Services and Finance/Financial Services Commission and requested that the Province implement one of the following two options: prohibit the registration of businesses operating as co-ownerships and equity co-operatives that involve the conversion of rental buildings; or, defer the incorporation of these types of properties until such time as the City has issued a permit in favour of the conversion of the property. Provincial staff have agreed to meet with City staff to discuss this issue.

This report recommends that Council direct staff to work with the Province to assist in achieving a more proactive approach to regulating the conversion of rental housing to co-ownerships and equity co-ops in the City, consistent with the intent of the powers that were provided under the City of Toronto Act.

Background Information

Conversion of Rental Housing to Co-ownership

(<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-15994.pdf>)

PG19.7	Information			Ward: All
--------	-------------	--	--	-----------

City Council Decisions on Complete Planning Applications – Information Report

(September 29, 2008) Report from Chief Planner and Executive Director, City Planning

Summary

This report provides a status update on Planning and Growth Management Committee's July 2, 2008 direction to provide recommendations allowing for decisions on the merits of complete applications that have been submitted to the City to be made by Council within the statutory

time periods, together with a draft guideline or protocol providing for timely and meaningful staff consultation with local Ward Councillors during the evaluation and processing of planning applications.

Staff are reviewing current business practices on reporting to allow for decisions on complete applications to be made by Council within statutory time periods and are reviewing a draft protocol providing for meaningful staff consultation with local Ward Councillors during the evaluation and processing of planning applications. As this work has not yet concluded, staff will report back to Planning and Growth Management Committee in the future.

Background Information

City Council decisions on Complete Applications

(<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-16011.pdf>)

(Deferred from July 2, 2008 PG17.6 and September 10, 2008 PG18.6)

PG19.8	ACTION			Ward: 12
--------	--------	--	--	----------

Supplementary Report: 103-111 Ingram Drive – Site Plan Approval and Building Permit History

(September 26, 2008) Report from Chief Building Official and Executive Director, Toronto Building

Summary

This report responds to the Planning and Growth Management Committee's request at its meeting of September 10, 2008 for a supplementary information staff report to clarify several issues, identified by the Committee, with respect to 103 Ingram Drive and 111 Ingram Drive.

The report (PG 18.6) considered by Committee on September 10, 2008 provided 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 Supplementary Report

(<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-16009.pdf>)

8a 103-111 Ingram Drive – Site Plan Approval and Building Permit History

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

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-16008.pdf>

PG19.9	Information			Ward: All
--------	-------------	--	--	-----------

Legislative Changes Regarding Section 37/45 Community Benefits in Ontario Municipal Board Decisions

(September 29, 2008) Report from Chief Planner and Executive Director, City Planning

Summary

There has been insufficient time to complete the requested report for the October 14, 2008 agenda, and staff will report to the November 13, 2008 meeting of Planning and Growth Management Committee.

Background Information

Section 37, 45 community benefits in OMB decisions
<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-16007.pdf>

(Deferred from September 10, 2008 - PG18.5)

PG19.10	ACTION			Ward: All
---------	--------	--	--	-----------

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-15610.pdf>

PG19.11	Information			Ward: All
---------	-------------	--	--	-----------

Establishing a Local Appeal Body for Committee of Adjustment Decisions - Status Report

(September 25, 2008) Report from Chief Planner and Executive Director of City Planning

Summary

At its meeting of June 5, 2008, Planning and Growth Management Committee directed the establishment of a Councillor-Staff Working Group to develop the structure for an Appeal Panel to hear appeals of Committee of Adjustment decisions on Minor Variance and Consent Applications and to report back to PGM Committee by October 2008.

The purpose of this report is to provide a brief background regarding Local Appeal Bodies (LABS) as they pertain to the City of Toronto and to advise the Committee that the establishment of the Councillor-Staff Working Group is underway. It is anticipated that a final report regarding this matter will be completed in Spring 2009.

Background Information

Local Appeal Body for Committee of Adjustment Decisions

<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-15995.pdf>