

Planning and Growth Management Committee

Meeting No.	12	Contact	Merle MacDonald, Committee Administrator
Meeting Date	Thursday, January 10, 2008	Phone	416-392-7340
Start Time	9:30 AM	E-mail	pgmc@toronto.ca
Location	Committee Room 1, City Hall		

The Decision Document is for preliminary reference purposes only. Please refer to the Committee's Report to City Council or to the Minutes for the official record.

How to Read the Decision Document:

- *Recommendations of the Committee to City Council appear after the item heading.*
- *Any amendments by Committee to recommendations appearing in a staff report are italicized.*
- *Other action taken by the Committee on its own authority, which does not require Council's approval, is listed in the decision document under the heading "Decision Advice and Other Information".*
- *Declarations of Interest, if any, appear at the end of an item.*

Minutes Confirmed – Meeting of November 29, 2007

PG12.1	ACTION	Referred		Ward: All
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Amendment to the Official Plan regarding Complete Applications

Statutory Public Meeting - Planning Act, RSO 1990

(December 13, 2007) Report from Chief Planner and Executive Director, City Planning Division

Decision Advice and Other Information

The Planning and Growth Management Committee held a public meeting on January 10, 2008, and notice was given in accordance with the Planning Act. Persons who addressed the

Committee are listed under Speakers.

The Planning and Growth Management Committee referred the report back to staff and directed that a new public meeting be scheduled on April 10, 2008, so that staff can work with ratepayer and developer representatives to resolve the outstanding issues with respect to Complete Applications.

Financial Impact

This report has no financial impact.

Summary

New provisions to the Planning Act came into effect on January 1, 2007. Among these provisions include the ability for a municipality to determine what studies are required to properly evaluate an application. In order to implement the new policy direction found in the Act an amendment to the Official Plan is required.

This report recommends an amendment to the Official Plan to address the minimum complete application requirements for Official Plan, Zoning By-law Amendment Applications and for Plan of Subdivision, Plan of Condominium, Consent to Sever and Site Plan Control applications.

Background Information

Amendment to the Official Plan regarding Complete Applications
<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-9435.pdf>

Communications

(December 29, 2007) e-mail from George Belza, Partner, ANALOGICA (PG.New.PG12.1.1)
 (January 9, 2008) e-mail from Helen Riley (PG.New.PG12.1.2)
 (January 9, 2008) e-mail from Randal Dickie, PMG Planning Consultants (PG.New.PG12.1.3)
 (January 9, 2008) e-mail from Mark R. Flowers, Davies Howe Partners representing the Conservatory Group (PG.New.PG12.1.4)
 (January 9, 2008) e-mail from Mark R. Flowers, Davies Howe Partners, representing Cadillac Fairview Corporation (PG.New.PG12.1.5)
 (January 9, 2008) e-mail from Mark R. Flowers, Davies Howe Partners, representing Dorsay Development Corporation (PG.New.PG12.1.6)
 (January 9, 2008) letter from Dalton C. Shipway (PG.New.PG12.1.7)

PG12.2	ACTION	Referred		Ward: All
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Guidelines for Identifying and Processing Planning Matters of City-wide Interest and Cross-Boundary Issues

(December 13, 2007) Report from Chief Planner and Executive Director, City Planning

Division

Decision Advice and Other Information

The Planning and Growth Management Committee referred the report back to staff with the request that staff give consideration to the submissions received on this item, and report back to the Committee at its meeting on February 13, 2008.

Financial Impact

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

Summary

Planning and Growth Management Committee at its meeting on May 31, 2007 deferred consideration of the report entitled ‘Guidelines for Identifying and Processing Planning Matters of City-wide Interest and Cross-Boundary Issues’ to enable the Chair and the Chief Planner and Executive Director of City Planning to consult with Committee members to create a solution which protects overall City Planning interests, without unnecessarily removing jurisdiction from Community Councils.

Following consultation with Committee members, Staff has modified the ‘Guidelines for Identifying and Processing Planning Matters of City-wide Interest and Cross-Boundary Issues’ to address the singular concern raised by some Committee members regarding whether Planning and Growth Management Committee or Community Councils would be responsible for dealing with the creation of a new Secondary Plan or amending the boundaries of an existing Secondary Plan. The attached guidelines (see Attachment 1) have been revised to reflect recommended changes resulting from these discussions.

Background Information

Guidelines for Identifying and Processing Planning Matters of City-wide Interest and Cross-Boundary Issues

<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-9434.pdf>

Communications

(January 7, 2008) e-mail from Pamela Spence (PG.New.PG12.2.1)

(January 8, 2008) e-mail from William deBacker, President, Edithvale-Yonge Community Association (PG.New.PG12.2.2)

(January 9, 2008) e-mail from Anne E. McConnell, Vice President, Edithvale-Yonge Community Association (PG.New.PG12.2.3)

(January 9, 2008) e-mail from Nicholas Singh, President, Swansea Area Ratepayer's Association (PG.New.PG12.2.4)

(January 9, 2008) letter from John Smart, President, Teddington Park Residents Association (PG.New.PG12.2.5)

PG12.3	ACTION	Adopted		Ward: All
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Update on Tall Buildings Design Guidelines

(December 11, 2007) Report from Chief Planner and Executive Director, City Planning Division

Committee Recommendations

The Planning and Growth Management Committee recommends that:

1. City Council extend the previously approved one year period to test the effectiveness of the Tall Buildings Guidelines by an additional period of two years during which they will be continue to be used in evaluation of development applications for tall buildings in conjunction with the application of the Built Form policies of Section 3.1.3 of the City's Official Plan.
2. City Council direct the Chief Planner and Executive Director, City Planning, to report to the Planning and Growth Management Committee at the conclusion of the test period regarding any necessary modifications to the Tall Buildings Guidelines identified during the test period.

Financial Impact

There are no financial implications.

Summary

The purpose of this report is to provide an update about the evaluation of the Tall Buildings Design Guidelines. As directed by Council (July 2006) the effectiveness of the Guidelines is being evaluated by staff applying them to tall building development applications across the City. Council approved an evaluation period of one year for this test. The Guidelines have been found to be helpful in the assessment of tall building proposals. The evaluation period has not been long enough to review the guidelines and their effectiveness. This report requests that staff continue to use the Guidelines for development application review for an additional period of two years.

For the City's downtown, the Living Downtown study to address site selection for tall buildings is being carried out by the City Planning Division and is scheduled to be completed at the end of 2008. As this study is related with the Tall Buildings Guidelines it is necessary to continue to use and evaluate the Tall Buildings Guidelines until this study is completed. The Living Downtown Study will also benefit from the ongoing use and evaluation of the Tall Buildings Guidelines.

Background Information

Update on Tall Buildings Design Guidelines

(<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-9433.pdf>)

PG12.4	ACTION	Adopted		Ward: All
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Proposed Zoning By-law Amendment to Permit Distribution of Energy from Renewable Energy Devices

(December 17, 2007) Report from Chief Planner and Executive Director, City Planning Division

Decision Advice and Other Information

The Planning and Growth Management Committee:

1. Directed staff to prepare a draft by-law to permit renewable energy production substantially in accordance with the draft zoning by-law amendment as Attachment No. 1, and that the by-law be brought forward to a public meeting at the February 13, 2008 meeting of Planning and Growth Management Committee.
2. Directed that notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Financial Impact

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

Summary

The City's Official Plan supports the use of renewable energy devices as part of its intent to improve air quality, reduce greenhouse gas emissions and reduce electricity demand. The Official Plan's intent in this regard is also consistent with the City's initiatives for the Climate Change, Clean Air and Sustainable Energy Action Plan.

The 43 separate zoning by-laws in the City are all silent on the use, size, erection and location of renewable energy technologies and the possible distribution of energy from those renewable sources. This issue exists because the existing zoning by-laws were created at a time when the feasibility and viability of on-site power generation, sufficiently innocuous to form part of the principal use, could not have been envisioned. However, under such circumstances, the generating of power that is transferred off site to either the electrical grid or as hot water, in the case of a district heating and cooling system, is interpreted as being a separate use and allowed only if expressly permitted. Provincially sponsored programs, that pay owners a guaranteed rate for electricity produced on their land with renewable energy products, and the increasing interest in district based heating and cooling solutions warrants a general zoning amendment at this time.

The purpose of this report is to seek Council's authorization for the preparation of a stand-alone zoning by-law to permit for the distribution of energy produced by renewable energy devices. A stand-alone single amendment is possible because the existing zoning bylaws are silent on the matter and could be passed in three months. Amending all the existing zoning bylaws would likely take over a year and will detract from other priorities.

Background Information

Proposed Zoning By-law Amendment to Permit Distribution of Energy from Renewable Energy Devices

(<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-9501.pdf>)

PG12.5	ACTION	Deferred		Ward: All
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City Planning Division – Response to Request for Information on Work Program and Planning Process

(November 14, 2007) Report from Chief Planner and Executive Director, City Planning Division

Decision Advice and Other Information

The Planning and Growth Management Committee deferred the report until its meeting on February 13, 2008.

Financial Impact

The recommendations in this report have no financial impact.

Summary

On September 5, 2007, the Planning and Growth Management Committee requested the Chief Planner to report on information respecting the City Planning Division's work program, including involvement in community consultation meetings and time spent on Ontario Municipal Board (OMB) hearings. The Committee also requested information on consultations that have taken place with community groups and other stakeholders respecting operational changes to improve the planning process.

The Planning Division's work program can be summarized under three main service areas: (i) Development Review, Decision and Implementation; (ii) Civic and Community Improvements; and (iii) City Building and Policy Development. Each of these service areas is briefly described in the text of the report in terms of work underway and forecast for 2008, with greater detail provided in Attachments 1, 2 and 3 that also list future challenges and opportunities where more planning resources may be needed. Broadly speaking, these three service areas span the range of City planning activities from policy formulation to implementation and enhancement. The workloads in these service areas are influenced by a number of factors such as the rate and

magnitude of development applications, new Council policy directions, report requests and changes to provincial plans and planning legislation. The open-ended nature of the planning process, with its emphasis on consultation and rights of appeal, adds to the difficulties of workload forecasting.

Other sections of the report discuss the planning process as it relates to the engagement of the public and other stakeholders in the development review process; the involvement of planning staff in OMB hearings, and recent efforts to enhance the meaningfulness of the public consultation process through better information, outreach and education.

Background Information

City Planning Division - Response to Request for Information on Work Program and Planning Process

(<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-9312.pdf>)

PG12.6	Information	Received		Ward: All
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Update on the Development of a Strategy for Encouraging and Protecting Family Sized-Units

(November 7, 2007) Report from Chief Planner and Executive Director, City Planning Division

Decision Advice and Other Information

The Planning and Growth Management Committee received the report for information.

Financial Impact

This report has no financial impact.

Summary

At its meeting of September 5, 2007, the Planning and Growth Management Committee requested City Planning to report on a strategy to encourage new and protect existing family-oriented housing. This report provides a brief update on the progress being made and steps being taken to develop a strategy. A further report on the strategy will be submitted for the Committee's consideration in the Spring of 2008.

Background Information

Update on the Development of a Strategy for Encouraging and Protecting Family Sized-Units
(<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-9313.pdf>)

PG12.7	ACTION	Referred		Ward: All
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Proposed Protocol for the Installation of Telecommunications Towers and Comments on Industry Canada's Draft Client Procedure Circular

Public Meeting

(December 12, 2007) Report from Chief Planner and Executive Director, City Planning Division

Decision Advice and Other Information

The Planning and Growth Management Committee held a public meeting on January 10, 2008, and notice was given in accordance with Municipal Code Chapter 441, Fees and Charges. Persons who addressed the Committee are listed under Speakers.

The Planning and Growth Management Committee referred the report, along with the following motions, back to staff for consultation with representatives of the telecommunications industry and report back to the Planning and Growth Management Committee meeting of February 13, 2008:

Motion by Councillor Filion:

That:

1. Planning and Growth Management Committee recommend that the City of Toronto adopt the recommendation of the Medical Officer of Health and Board of Health to Health Canada that public exposure limits for radiofrequency fields under Safety Code be made 100 times more stringent.
2. Section 4d be amended to read:

4d The City will oppose Telecommunications Towers within 120 metres.....
3. Section 4e be amended to add a subsection (ix):

4e close proximity to existing towers
4. fees for the processing of applications for Telecommunications Towers be based on a full cost recovery.

Motion submitted by Councillor Ainslie:

1. That the Toronto Environmental Office, together with the Director of Planning and Policy, Toronto Public Health, write Health Canada requesting that they report back to the City of Toronto regarding the City's concerns highlighted in the 1999 staff report on Radiofrequencies which states that the accepted level be 100 times lower than now

accepted by Health Canada.

That Safety Code 6 not be recognized by the City of Toronto until the concerns in the Toronto Board of Health's 1999 report are addressed.

2. That the Chief Planner and Executive Director of the City of Toronto's Planning Division, together with the Medical Officer of Health, consult with Health Canada and Industry Canada to discuss and report back to Council within a 2 month period if a policy could be adopted prohibiting Cellular/telecommunication towers from being placed within densely populated areas of a community at a minimum distance of 500 meters.
3. That all current proposals to install a cellular/telecommunication tower be blanketed under the City's new protocol immediately after Council approval.
4. That the Toronto Board of Health report back to the Planning and Growth Management Committee in consultation with Health Canada within a two month period on the effects of radiofrequency exposure in circumstances where a number of cellular telecommunication towers are present in a community within a diameter of 5 square kilometres; and if the principles of Safety Code 6 are still being met.

Financial Impact

Staff currently estimates that the annual number of new cellular towers on an ongoing basis is expected to be approximately 10 per annum. However, Industry Canada's new regulations may encourage Telecommunications providers to modify their proposals so that they will be exempt from municipal review. This may result in a lower number of applications.

If approved, this application fee could result in additional revenues of \$20,000 annually, based on the estimation of 10 applications per year. City Planning's 2009 Operating Budget submission will include revenue adjustments based on application activity in 2008.

Operating costs associated with the implementation of the City's Telecommunications Protocol will be dependent on the number of applicants, and will be absorbed within the Program's 2008 Operating Budget. Staff will monitor the impact of the Protocol on the operations of City Planning and report back as part of the 2009 operating budget process on any need for additional resources to be funded through the anticipated revenue stream.

The Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the financial impact information.

Summary

This report provides recommendations on a finalized protocol for the Development of Telecommunication Towers and Antennas.

Under the Radiocommunications Act, Industry Canada has the final authority to approve the location of telecommunication towers and antennae. Industry Canada has a process for taking

municipal and public concerns into consideration during their review of telecommunications proposals. While other Canadian municipalities have developed protocols to review telecommunication proposals, the City of Toronto has not developed a protocol.

The proposed City of Toronto Telecommunication Tower and Antenna Protocol establishes a harmonized City-wide process and criteria for evaluating telecommunication proposals. The protocol includes criteria and guidelines: to minimize the number of new telecommunication towers; to appropriately site and locate new towers where necessary; and to establish a public consultation process.

The Protocol will ensure that the installations which might be a concern to the public undergo both a City review and public consultation. It addresses the desire to review telecommunications towers and antennas within the context of the City's limited jurisdiction.

Background Information

Proposed Protocol for the Installation of Telecommunications Towers
(<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-9431.pdf>)

Communications

(January 9, 2008) letter from Stephen J. D'Agostino, Thomson Rogers Barristers and Solicitors (PG.New.PG12.7.1)

7a Prudent Avoidance Policy on Siting Telecommunication Towers and Antennas

(December 4, 2007) Letter from Board of Health

Summary

The Board of Health on December 4, 2007, amongst other things, forwarded the report (November 20, 2007) from the Medical Officer of Health on the Prudent Avoidance Policy on Siting Telecommunication Towers and Antennas to the Planning and Growth Management Committee for information.

Background Information

Letter Dec 4, 2007 from BOH re Prudent Avoidance Policy on Siting Telecommunication Towers and Antennas

(<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-9406.pdf>)

Report Nov 20, 2007 from MOH re Prudent Avoidance Policy on Siting Telecommunication Towers and Antennas

(<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-9407.pdf>)

PG12.8	Information	Received		
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The Health of Toronto's Young Children Volume 3 - The Growing Child

(November 12, 2007) Letter from Board of Health

Decision Advice and Other Information

The Planning and Growth Management Committee received the letter for information.

Summary

The Board of Health on November 12, 2007, amongst other things, forwarded the report (October 29, 2007) from the Medical Officer of Health to the Community Development and Recreation Committee and the Planning and Growth Management Committee for information.

Background Information

Letter Nov 12, 2007 from BOH re Growing Child

<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-9403.pdf>

Report Oct 29, 2007 from MOH re Growing Child

<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-9404.pdf>

Attachment of report Oct 29, 2007 from MOH re Growing Child

<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-9405.pdf>

PG12.9	Information	Received		
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Toronto Police Service – Courtesy Envelope Pilot Program as Part of On-Street Meter Parking

(October 31, 2007) Report from Chair, Toronto Police Services Board

Decision Advice and Other Information

The Planning and Growth Management Committee received the report for information.

Financial Impact

There are no financial implications in regard to the receipt of this report.

Summary

The purpose of this report is to provide the Planning and Growth Management Committee with the Toronto Police Service's (TPS) response to its May 3, 2007 request that the TPS consider piloting a courtesy envelope program as part of the enforcement of on-street meter parking.

Background Information

Toronto Police Service - Courtesy Envelope Pilot Program as Part of On-Street Meter Parking
<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-9314.pdf>

PG12.10	ACTION	Amended		
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Streetcars on Cherry Street and Sumach Street Servicing the West Don Lands Development

(December 7, 2007) Letter from General Secretary, Toronto Transit Commission

Committee Recommendations

The Planning and Growth Management Committee recommends that City Council:

1. Authorize the Chief General Manager of the TTC, the General Manager of Transportation Services, and the Chief Planner and Executive Director of City Planning to issue a Notice of Completion and to file the Environmental Study Report for the West Don Lands Transit Environmental Assessment in the public record for a minimum 30-day period in accordance with the Municipal Class Environmental Assessment.
2. Authorize the installation of traffic control signals at the intersections on Cherry Street at Front Street East and Cherry Street at Mill Street coincident with the reconstruction of and provision of streetcar service on Cherry Street.
3. Authorize the Chief Planner and Executive Director of City Planning to bring forward a report on any amendments necessary to Schedule A of By-law No. 346-2003 of the Central Waterfront Secondary Plan (OPA 257), as amended, to provide for the recommended design, and reduction in planned rights-of-way, upon approval of the Environmental Study Report under the Environmental Assessment Act.
4. *Direct staff to work with the local Councillor and the West Don Lands Committee during the detailed design process with a goal of achieving a roadway width of less than 12 metres.*

Summary

Forwarding the action taken by the Toronto Transit Commission on December 6, 2007 regarding a report on Streetcars on Cherry Street and Sumach Street Servicing the West Don Lands Development.

Background Information

Letter December 7, 2007 from TTC re Streetcars on Cherry Street and Sumach Street
<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-9414.pdf>

TTC Report No. 17 re Streetcars on Cherry Street and Sumach Street
<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-9415.pdf>

Communications

(January 10, 2008) Submission from Julie Beddoes, on behalf of the West Don Lands Committee (PG.New.PG12.10.1)

10a West Don Lands Transit EA

(January 9, 2008) Memo from Councillor Pam McConnell, Toronto Centre-Rosedale, Ward 28

Summary

Briefing and recommendation from Councillor Pam McConnell

PG12.11	ACTION	Adopted		
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Waterfront West Streetcar - Expansion of Park Lawn Bus Loop to Accommodate Streetcars

(November 15, 2007) Letter from General Secretary, Toronto Transit Commission

Committee Recommendations

The Planning and Growth Management Committee recommends that:

1. City Council approve the proposed design concept for the Park Lawn street loop.

Summary

Forwarding the action taken by the Toronto Transit Commission on November 14, 2007 regarding a report on the Waterfront West Streetcar - Expansion of Park Lawn Bus Loop to Accommodate Streetcars.

Background Information

Letter Nov 15, 2007 from TTC re Waterfront West Streetcar
<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-9411.pdf>
 Report from TTC re Waterfront West Streetcar
<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-9471.pdf>

PG12.12	Information	Received		
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1998, 2001 & 2004 APTA Rail Safety Audits - Updates

(November 15, 2007) Letter from General Secretary, Toronto Transit Commission

Decision Advice and Other Information

The Planning and Growth Management Committee received the letter for information.

Summary

Forwarding for information the action taken by the Toronto Transit Commission on November 14, 2007 regarding a report on 1998, 2001 and 2004 APTA Rail Safety Audits - Updates.

Background Information

Letter Nov 15, 2007 from TTC re 1998, 2001 & 2004 APTA Rail Safety Audits - Updates

(<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-9474.pdf>)

Report from TTC re 1998, 2001 & 2004 APTA Rail Safety Audits

(<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-9475.pdf>)

PG12.13	Information	Received		
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Transit City Light Rail Plan - Evaluation and Comparison of Routes

(November 15, 2007) Letter from General Secretary, Toronto Transit Commission

Decision Advice and Other Information

The Planning and Growth Management Committee received the letter for information.

Summary

Forwarding for information the action taken by the Toronto Transit Commission on November 14, 2007 regarding a report on the Transit City Light Rail Plan - Evaluation and Comparison of Routes.

Background Information

Letter Nov 15, 2007 from TTC re Transit City Light Rail Plan

(<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-9472.pdf>)

Report from TTC re Transit City Light Rail Plan

(<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-9473.pdf>)

Communications

(January 3, 2008) e-mail from Helen Riley (PG.New.PG12.13.1)

Meeting Sessions

Session Date	Session Type	Start Time	End Time	Public or Closed Session
2008-01-10	Morning	9:40 AM	12:35 PM	Public