

## 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		

---

*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.*

PG14.1	ACTION	Adopted		Ward: 31, 34
--------	--------	---------	--	--------------

### **Extension of Interim Control By-law - Lands within the O'Connor/Bermondsey Business Area**

(April 4, 2008) Report from Acting Chief Planner and Executive Director, City Planning Division

#### **Committee Recommendations**

The Planning and Growth Management Committee recommends that:

1. City Council enact a By-law to extend the term of the Interim Control By-law No. 490-2007, to September 26, 2008, in accordance with the draft By-law attached as Attachment 1.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft By-law as may be required.

## **Decision Advice and Other Information**

The Planning and Growth Management Committee:

1. cancelled the public meeting scheduled on April 10, 2008 regarding the final report dated March 25, 2008 from the Acting Chief Planner and Executive Director, City Planning due to improper notice; and
2. advised that a new notice will be given to hold a public meeting on May 8, 2008, under the requirements of the Planning Act.

## **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 year. The Interim Control By-law will expire on May 23, 2008.

This report supersedes the report dated March 25, 2008 which is before Planning and Growth Management Committee on April 10, 2008.

This report recommends that the Interim Control By-law be extended to September 26, 2008 to allow the City Clerks Division to give proper Notice of Public Meeting under the requirements of the Planning Act.

## **Background Information**

O'Connor/Bermondsey Business Area Study and Interim Control By-law - Supplementary Report

<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-12052.pdf>

March 25, 2008 Report - O'Connor/Bermondsey Business Area Study  
<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-12111.pdf>

PG14.2	ACTION	Referred		Ward: All
--------	--------	----------	--	-----------

## Operation of the Committee of Adjustment

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

### Decision Advice and Other Information

The Planning and Growth Management Committee:

1. adopted the following recommendations, in principle, and referred them to staff for a report to the Committee as soon as possible on the implementation plan and financial implications:
  - a. Planning staff write reports on all applications for severance and associated applications;
  - b. in written reports, Planning staff bear in mind that the City's by-laws and existing character of neighbourhoods should be maintained unless there are compelling reasons to do otherwise;
  - c. Planning Staff notify Councillors of all severance applications at the time they are received;
  - d. Planning staff review all instances in which the Committee of Adjustment has rejected an application to determine whether City staff can attend the hearing in defence of the Committee decision; and
  - e. Committee of Adjustment fees be increased to cover any increased costs, and that staff report on this matter to the Planning and Growth Management Committee;
2. requested that the following matters be part of the report requested above:
  - a. where a case history, from a planning perspective, exists on a property, the Planning Department attach the relevant decision documents as part of the application;
  - b. Councillors receive electronic notification of all decisions of the local Committee of Adjustment; and
  - c. Councillors receive earlier notification of the Committee of Adjustment applications;
3. requested the Acting Chief Planner and Executive Director of City Planning to report to the Committee on the establishment of a reserve fund to hire planners to defend the

Committee of Adjustment decisions at the OMB when requested by either the Committee of Adjustment, the Planning staff, or the local Councillor; and

4. requested the Acting Chief Planner and Executive Director of City Planning to report to the Committee on the following as they relate to the Committee of Adjustment:
  - a. historical background or relevant information;
  - b. heritage information;
  - c. timely reporting to members of Council;
  - d. timely notification to Councillors when applications go to the Board on appeal; and
  - e. in consultation with the Chief Building Official and Executive Director of Toronto Building, and the City Solicitor, on whether the Committee of Adjustment should impose conditions requiring an applicant to provide relief to an abutting owner where the proposed construction would adversely affect the operation of the abutting owner's chimney or furnace.

## **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	Deferred		Ward: All
--------	-------------	----------	--	-----------

### Intensification of Mixed Use Sites – Development Process

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

### Decision Advice and Other Information

The Planning and Growth Management Committee deferred the item until its meeting on May 8, 2008, in order that notice be given for Committee questions and debate.

### 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	Received		
--------	-------------	----------	--	--

### Building Permit Fees 2007 Annual Report

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

### Decision Advice and Other Information

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

### 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	Deferred		Ward: All
--------	--------	----------	--	-----------

### Toronto-York Spadina Subway Extension - Project Update

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

### Decision Advice and Other Information

The Planning and Growth Management Committee deferred the item until its meeting on May 8, 2008 meeting and invited staff of the Toronto Transit Commission to attend the meeting to answer questions on this item.

### 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	Referred		Ward: All
--------	--------	----------	--	-----------

### **Pay for Visitor Parking at Multi-Residential Rental Properties**

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

#### **Decision Advice and Other Information**

The Planning and Growth Management Committee referred the item to the Acting Chief Planner and Executive Director of City Planning for consideration during the review of the 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	Referred		
--------	--------	----------	--	--

### **Site Plans for Car Lots**

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

#### **Decision Advice and Other Information**

The Planning and Growth Management Committee referred the item to the Acting Chief Planner and Executive Director of City Planning for consideration and report as soon as possible.

#### **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>)

PG14.8	ACTION	Referred		
--------	--------	----------	--	--

### Water Outflow Amnesty - Report Requested

(March 31, 2008) Letter from Councillor A.A. Heaps, Scarborough Southwest, Ward 35

### Decision Advice and Other Information

The Planning and Growth Management Committee requested the General Manager of Toronto Water, in consultation with the Chief Building Official, to report to the Committee as soon as possible on the cost and offsets of a free home plumbing inspection program for residential owners engaged in minor ‘home plumbing’ projects in the identified high risk areas.

### Summary

Report request from Councillor Heaps regarding the cost and offsets of a free home plumbing inspection program for residential owners engaged in minor 'home plumbing' projects in the identified high risk areas.

### Background Information

Letter from Councillor Heaps

(<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-12106.pdf>)

### Meeting Sessions

Session Date	Session Type	Start Time	End Time	Public or Closed Session
2008-04-10	Morning	9:40 AM	11:20 AM	Public