

Planning and Growth Management Committee

Meeting No.	16	Contact	Merle MacDonald, Committee Administrator
Meeting Date	Thursday, June 5, 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.*

PG16.1	ACTION	Adopted		Ward: All
---------------	--------	---------	--	-----------

Guidelines for the Design and Management of Bicycle Parking Facilities

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

Committee Recommendations

The Planning and Growth Management Committee recommends that:

1. City Council authorize the release of the Guidelines for the Design and Management of Bicycle Parking Facilities (Attachment 1.0) for consultation with stakeholders, appropriate City Divisions, Agencies, Boards and Commissions and other interested parties.

2. City Council authorize City Planning staff to apply the draft Guidelines, during the consultation period, in the review and approval of new developments and in the design and development of buildings owned and/or operated by the City of Toronto or any Agency Board or Commission of the City of Toronto.

3. The Chief Planner and Executive Director, City Planning, report back to the Planning and Growth Management Committee at the conclusion of the consultation period if modifications to the Guidelines are required.

Financial Impact

There is no financial impact resulting from the recommendations of this report.

Summary

This report seeks Council approval to adopt the Guidelines for the Design and Management of Bicycle Parking Facilities (Attachment 1.0) whereby granting authority for City staff to apply the Guidelines in the review and approval of new developments. The Guidelines for the Design and Management of Bicycle Parking Facilities will encourage the private sector to develop high quality bicycle parking facilities and will fulfill recommendation 9-5 of the Toronto Bike Plan.

The Guidelines will provide planners, developers and property managers with specific strategies to support the design, construction and management of high quality bicycle parking facilities. In addition to new developments the Guidelines may also provide direction for existing buildings undergoing redesign or renovation. Application of the strategies included in the Guidelines will work toward meeting Official Plan policies and environmental performance targets of the Toronto Green Development Standard.

Background Information

Guidelines for the Design and Management of Bicycle Parking Facilities

(<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-13045.pdf>)

Attachment

(<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-13268.pdf>)

PG16.2	ACTION	Adopted		Ward: 41, 42, 44
--------	--------	---------	--	------------------

Official Plan Amendment for Sheppard East Light Rail Transit (LRT) - Request for Direction

(May 15, 2008) 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 official plan amendment to extend the surface transit priority route along Sheppard Avenue East, from McCowan Road to Meadowvale Road to be considered at a public meeting at the July 2, 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

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 route from the existing Don Mills station on the Sheppard subway to Morningside Avenue and possibly to Meadowvale Road. An environmental assessment study is presently underway for this project.

The City's Official Plan, Map 5 Surface Transit Priority Network, identifies Sheppard Avenue East from Don Mills Road to McCowan Road as a surface transit priority route.

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 of the Official Plan in order to extend the surface transit priority route on Sheppard Avenue, east from McCowan Road to Meadowvale Road.

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 Sheppard East Light Rail Transit (LRT) - Request for Direction (<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-13044.pdf>)

PG16.3	ACTION	Adopted		Ward: 35
--------	--------	---------	--	----------

3585-3595 St. Clair Avenue East - Official Plan, Zoning, Subdivision Applications - Request for Direction

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

Committee Recommendations

The Planning and Growth Management Committee recommends that:

1. City Council confirm the Planning and Growth Management Committee action to authorize and direct the City Solicitor, at the Pre-Hearing Conference scheduled for June 20, 2008, to seek an adjournment of the full Ontario Municipal Board Hearing scheduled for August 25, 2008, on the basis that the City requires the submission of complete and current technical documentation in support of the latest subdivision, revisions to the Official Plan and rezoning applications, and a reasonable period of time for review.

2. Should the Board hearing scheduled for August 25, 2008 not be adjourned, the City Solicitor and appropriate City staff be directed to oppose the planning applications in their current form unless the applications adequately address the issues set out in Attachment 3 of this report to the satisfaction of the Chief Planner and Executive Director, City Planning.
3. City Council authorize and direct the City Solicitor, in consultation with appropriate City staff, to continue discussions and negotiations with the applicant to achieve improvements to the proposed development to address the issues set out in Attachment 3 of this report and to secure such matters as may be appropriate to protect the City's interests.
4. City Council authorize and direct the City Solicitor to make every effort to secure the City's full and proper interests in any approvals by the Ontario Municipal Board, including appropriate Section 37 benefits and ensuring that no Order approving the official plan or rezoning amendments be issued by the Board until such time as the owner has executed subdivision and Section 37 agreements with the City of Toronto.
5. City Council confirm that the larger area land use review initiated in 1999 be deemed to be concluded on the basis that no conversions of the employment lands to the west of the subject property for non-employment purposes are currently proposed. Any future proposals for conversion will be considered within the Provincial Policy Statement, Growth Plan and Official Plan policy context in effect at that time.

Decision Advice and Other Information

The Planning and Growth Management Committee, in view of the timing of the Pre-Hearing Conference, authorized and directed the City Solicitor, at the Pre-Hearing Conference scheduled for June 20, 2008, to seek an adjournment of the full Ontario Municipal Board Hearing scheduled for August 25, 2008, on the basis that the City requires the submission of complete and current technical documentation in support of the latest subdivision, revisions to the Official Plan and rezoning applications, and a reasonable period of time for review.

Financial Impact

The recommendations in this report have no financial impact.

Summary

These applications propose the conversion and redevelopment of the industrial site at 3585-3595 St. Clair Avenue East with 203 townhouses, 140 (potentially senior's) apartment units in two buildings, a commercial block fronting St. Clair Avenue East, a small parkette, berming associated with abutting rail/industrial uses and a pattern of public streets with one public lane.

The applications have a lengthy 10-year planning history and are now under appeal to the Ontario Municipal Board. A 3rd Pre-Hearing Conference is scheduled for June 20, 2008 to settle the issues for the full Hearing commencing on August 25, 2008.

The draft plan of subdivision in particular has very recently been significantly amended by the applicant. Much of the supporting documentation required to allow the City to assess this amended application remains outstanding. Accordingly, the City has been unable to conduct a meaningful and thorough evaluation of this latest proposal.

This report is being submitted to Planning and Growth Management Committee as it deals with changes to employment lands. The report reviews the status of the applications and recommends appropriate directions to the City Solicitor and other City staff in regard to these appeals.

Background Information

Official Plan, Zoning, Subdivision Applications Requests for direction 3585 3595 St. Clair Avenue East

(<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-13082.pdf>)

PG16.4	ACTION	Referred		Ward: All
--------	--------	----------	--	-----------

Amendment to the Official Plan Regarding Complete Applications

(Deferred from May 8, 2008 - 2008.PG15.4)

(April 22, 2008) Report from Acting Chief Planner and Executive Director, City Planning

Decision Advice and Other Information

The Planning and Growth Management Committee directed the Chief Planner and Executive Director, City Planning, to bring forward the report originally requested by the Committee on February 13, 2008, together with recommendations on the proposed Official Plan Amendment and its implementing by-law, to the Planning and Growth Management Committee meeting on July 2, 2008, as a timed Action item, regardless of the state of any discussions with ratepayer and/or developer representatives.

Financial Impact

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

Summary

At its meeting of February 13, 2008 Planning and Growth Management Committee referred consideration of the report, entitled “Amendment to the Official Plan Regarding Complete Applications” to its meeting of May 8, 2008, or earlier if possible, to enable staff to work with ratepayer and developer representatives in an effort to resolve issues brought to the attention of the Committee by deputants.

Staff is currently negotiating with ratepayer representatives in an effort to resolve outstanding issues. Additional time is needed to enable discussions to continue.

Background Information

Amendment to the Official Plan Regarding Complete Applications
<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-13135.pdf>

Communications

(May 7, 2008) letter from Nuupur Malaviya, Davies Howe Partners (PG.New.PG15.4.1)

PG16.5	Information	Received		Ward: All
--------	-------------	----------	--	-----------

Towards a Sustainable Transportation Implementation Strategy: Update Report

(May 21, 2008) Report from Chief Planner and Executive Director, City Planning and General Manager, Transportation Services

Decision Advice and Other Information

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

Financial Impact

There are no financial implications.

Summary

This report provides an update on the progress being made in the development of the City's Sustainable Transportation Implementation Strategy (STIS). The focus is on the reduction of greenhouse gas emissions from the City's passenger transport sector and both short-term and long-term sustainable transportation initiatives and options are presented. The City's efforts are related to the current work of Metrolinx to develop a 25-year Regional Transportation Plan (RTP) for the Greater Toronto plus Hamilton (GTHA) area.

The City's greatest impact on reducing greenhouses gases from the transportation sector is through its influence on urban form and the provision of transit, cycling and pedestrian infrastructure. These measures influence travel behaviour in various ways to reduce total vehicle-kilometres travelled and carbon emission levels. However, the ambitious target of reducing greenhouse gases to 80% below their 1990 level by 2050 cannot be achieved by changes to infrastructure and urban form alone. These changes will need to be reinforced by stronger regulatory and pricing controls and assisted by innovations in vehicle technology. The City has limited control over the regulatory framework and the pace of technological innovation. In developing the STIS, the City will need to work closely with all levels of government and to be cognizant of technological changes in the vehicle manufacturing and fuels industries. The result will be to develop an on-going strategy rather than a static plan to tackle transport's carbon emissions challenge.

Background Information

Towards a Sustainable Transportation Implementation Strategy: Update Report
<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-13095.pdf>

PG16.6	Information	Received		Ward: All
--------	-------------	----------	--	-----------

Final Report on the Smart Commute Initiative funded by Transport Canada

(May 21, 2008) Report from Director, Toronto Environment Office

Decision Advice and Other Information

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

Financial Impact

The report will have no financial impact beyond what has already been approved in the 2008 Toronto Environment Office's Operating Budget.

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

Summary

This report provides an update on the outcome of the three-year funding provided to the Smart Commute Initiative by Transport Canada's Urban Transportation Showcase Program ("UTSP") and the ensuing negotiations with Metrolinx to replace this funding.

The Smart Commute Initiative ("SCI") is a region-wide (Greater Toronto and Hamilton Area) program that seeks to curb traffic congestion and reduce greenhouse gas emissions. Smart Commute promotes commuter options such as carpooling, transit, cycling and telework — an approach collectively known as transportation demand management ("TDM").

In 2002, the City partnered with the Regional Municipality of York to submit an application to Transport Canada's UTSP. This application was successful and the City of Toronto, as a partner in this initiative, allocated \$400,000 over three years to launch the Smart Commute Initiative. Transport Canada's contribution to the project ended in 2007 and was replaced by an ongoing commitment from Metrolinx (Greater Toronto Transportation Authority).

Over the period 2004 – 2007, Smart Commute successfully took 10,000 cars off the road per day, avoiding 17,400 tonnes of greenhouse gas emissions per year.

As part of the Toronto Environment Office's 2008 operating budget, City Council has approved \$280,000 in expenditures of which \$150,000 will be funded by the City and up to \$130,000 by Metrolinx. Program staff are actively moving forward with plans to expand TDM services across the city.

Background Information

Final Report on the Smart Commute Initiative funded by Transport Canada

(<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-13042.pdf>)

Attachment - Effective Congestion Relief

(<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-13043.pdf>)

PG16.7	ACTION	Adopted		Ward: All
--------	--------	---------	--	-----------

Municipal Code Chapter 910, Parking Machines Housekeeping Report

(May 14, 2008) Report from President, The Toronto Parking Authority

Committee Recommendations

The Planning and Growth Management Committee recommends that:

1. City Council approve the changes, additions and deletions to Schedule I of Municipal Code Chapter 910, Parking Machines, as set out in Schedule “A” to the report.
2. By-law No. 872-2007 be ratified and authorized as of the date of its passing.
3. The appropriate City officials be requested to take any action necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

Financial Impact

The amendments contained in this report are housekeeping in nature and will not result in any expenditure of funds.

Summary

From time to time, technical or typographical errors in various entries in the City’s traffic and parking by-laws are identified or brought to the attention of staff. These are compiled and periodically submitted for Committee and Council approval to ensure the accuracy of the by-laws. The purpose of this report is to effect such housekeeping amendments to correct technical or typographical errors or omissions in Schedule I to Municipal Code Chapter 910, Parking Machines and to confirm the authority for by-law 872-2007, which made changes to the schedule of Chapter 910. This report will ensure the continued accuracy and enforceability of the by-law. None of the amendments set out in the report will result in changes to signage or regulations in the field.

Background Information

Municipal Code Chapter 910, Parking Machines Housekeeping Report

(<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-13111.pdf>)

PG16.8	ACTION	Referred		
--------	--------	----------	--	--

Policies Regulating the Conversion of Rental Building to Co-ownership

(May 12, 2008) Memo from Councillor Joe Mihevc and Councillor Howard Moscoe

Decision Advice and Other Information

The Planning and Growth Management Committee referred the item to the Chief Planner and Executive Director, City Planning, for consideration and report to the Committee in six months' time.

Summary

Requesting that the Chief Planner and Executive Director of City Planning report on a policy or by-law regulating the conversion of rental building to co-ownership.

Background Information

Policies regulating the conversion of rental building to co-ownership
<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-13033.pdf>

PG16.9	ACTION	Deferred		
--------	--------	----------	--	--

Waterfront West Streetcars Extension CNE to Dufferin – EA Modification.

(May 22, 2008) Letter from General Secretary, Toronto Transit Commission

Decision Advice and Other Information

The Planning and Growth Management Committee deferred the item until its meeting on September 10, 2008.

Summary

Advising that the Toronto Transit Commission on Wednesday, May 21, 2008, considered a report, entitled “Waterfront West Streetcars Extension CNE to Dufferin – EA Modification”, and forwarded the report to City Council for approval.

Background Information

Waterfront West Streetcars Extension CNE to Dufferin - EA Modification.
<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-13183.pdf>
 Attachment
<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-13184.pdf>

PG16.10	ACTION	Referred		
---------	--------	----------	--	--

Request from Councillor - Back to the Basics - Provision of Washroom Facilities in Retail Stores and Restaurants and Water Fountains in Large Public Places

(May 12, 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 Chief Planner and Executive Director, City Planning, for consideration and report to the Committee in three months' time.

Summary

To ensure that areas that admit the public provide for basic necessities such as washroom facilities and water fountains.

Background Information

Letter re Back to the Basics

<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-13304.pdf>

PG16.11	ACTION	Amended		Ward: All
---------	--------	---------	--	-----------

Council - Staff Working Group to Consider the Formation of a Committee of Adjustment Appeal Panel

(June 2, 2008) Memo from Councillor Peter Milczyn, Etobicoke-Lakeshore Ward 5

Decision Advice and Other Information

The Planning and Growth Management Committee:

1. Established 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; such Working Group to be comprised of the Chair and the Co-Chair of the Planning and Growth Management Committee, and any other interested Committee Members, and any staff deemed appropriate by Deputy City Manager Richard Butts.

2. Requested the Councillor-Staff Working Group to consider the following:
 - a. the staff and financial resource requirements for the establishment of such an Appeal Panel;
 - b. the fee structure for Appeals;
 - c. the structure and size of the Appeal Panel; and
 - d. qualifications and criteria for appointment of members to the new Appeal Panel;

3. Requested the Councillor-Staff Working Group to report to the Planning and Growth Management Committee by October 2008. Further, the Executive Committee and the Budget Committee be kept apprised of the work of the Councillor-Staff Working Group so as to be able to plan for the new Appeal Panel's implementation.

Summary

Recommendations from Councillor Milczyn regarding the formation of the Committee of Adjustment Appeal Panel.

Background Information

Formation of Committee of Adjustment Appeal Panel

<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-13605.pdf>

Meeting Sessions

Session Date	Session Type	Start Time	End Time	Public or Closed Session
2008-06-05	Morning	9:45 AM	10:20 AM	Public