

Planning and Growth Management Committee

Meeting No.	17	Contact	Merle MacDonald, Committee Administrator
Meeting Date	Wednesday, July 2, 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.*

PG17.1	ACTION	Adopted		Ward: 41, 42, 44
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Official Plan Amendment for Sheppard East Light Rail Transit (LRT) – Final Report

Statutory - Planning Act, RSO 1990

(June 5, 2008) Report from Chief Planner and Executive Director, City Planning

Committee Recommendations

The Planning and Growth Management Committee recommends that:

1. City Council amend the Official Plan substantially in accordance with the draft official plan amendment attached as Attachment 1.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft official plan amendment as may be required.

Decision Advice and Other Information

The Planning and Growth Management Committee held a public meeting on July 2, 2008, and notice was given in accordance with the Planning Act. No one addressed the Committee.

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 Light Rail Transit (LRT) route from the existing Don Mills station on the Sheppard subway to Morningside Avenue and possibly to Meadowvale Road.

Map 5 Surface Transit Priority Network, in the Official Plan identifies Sheppard Avenue, from Don Mills Road to McCowan Road, as a transit priority segment. The Planning Act Section 24 provisions require public works to conform to an Official Plan in effect. Thus for any public works related to the Sheppard East LRT to be undertaken, east of McCowan Road, the Official Plan is required to be amended.

This report recommends an amendment to Map 5 Surface Transit Priority Network, of the Official Plan, extending the transit priority segment along Sheppard Avenue from McCowan Road to Meadowvale Road.

Background Information

Official Plan Amendment for Sheppard East Light Rail Transit (LRT) - Final Report
<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-13885.pdf>

Communications

- (June 13, 2008) e-mail from Mary & Cam Gioia (PG.Main.PG17.1.1)
- (June 13, 2008) e-mail from Andrew W. Lomaga (PG.Main.PG17.1.2)
- (June 16, 2008) e-mail from David L. Smith (PG.Main.PG17.1.3)
- (June 13, 2008) petition from 46 Residents of Rougeville Community (PG.Supp.PG17.1.4)
- (June 29, 2008) e-mail from Marcia Mohammed (PG.New.PG17.1.5)
- (July 1, 2008) e-mail from Hamzehali Fallahtafti (PG.New.PG17.1.6)

PG17.2	ACTION	Adopted		Ward: 39, 42
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Official Plan Amendment for Scarborough Rapid Transit (SRT) Extension– Request for Direction

(June 5, 2008) Report from Chief Planner and Executive Director, City Planning

Decision Advice and Other Information

The Planning and Growth Management Committee:

1. directed staff to prepare a draft official plan amendment to reflect the recommended extension of the Scarborough Rapid Transit to Malvern north of Sheppard Avenue as a high order transit corridor, as determined by the environmental assessment study, on Map 4 of the Official Plan, to be considered at a public meeting of the Planning and Growth Management Committee; and
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 and subsequently initiated environmental assessment studies for those projects, as well as one for the Scarborough Rapid Transit (SRT) extension to Malvern.

The Official Plan, Map 4 Higher Order Transit Corridors, identifies a higher order transit corridor from the existing terminus of the SRT at McCowan Road eastward to Markham Road and north on Markham Road to Steeles Avenue.

The purpose of this report is to seek Council's authorization for the preparation of a City-initiated Official Plan Amendment to amend Map 4 of the Official Plan to reflect the recommended route for the extension of the SRT north of Sheppard Avenue to Malvern as a high order transit corridor, 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

Official Plan Amendment for Scarborough Rapid Transit (SRT) Extension - Request for Direction

<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-13910.pdf>

PG17.3	ACTION	Adopted		Ward: 28
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West Don Lands Class EA Master Plan and Front Street Design

(June 12, 2008) Report from Richard Butts, Deputy City Manager

Committee Recommendations

The Planning and Growth Management Committee recommends that:

1. City Council endorse Waterfront Toronto's proposed modifications to the design of Front Street East between Cherry Street and Bayview Avenue, specifically the reduction of lanes from four to two, and the change in design from a divided roadway to an undivided roadway.
2. City Council authorize and direct the appropriate City officials to take the necessary action to give effect thereto.

Financial Impact

There are no immediate financial implications to the City resulting from the recommendations in this report.

Summary

The purpose of this report is to seek City Council endorsement for Waterfront Toronto's proposed design modifications to Front Street East, between Cherry Street and Bayview Avenue.

Through the process of developing detailed designs for the new parks and road facilities in the West Don Lands area, Waterfront Toronto has proposed a design modification for Front Street East between Cherry Street and Bayview Avenue. The proposed modification includes replacing the four-lane divided roadway design, separated by a large park-like median, with a two-lane, undivided roadway that includes a wide, park-like boulevard on the north side of the street and parking lay-bys on both sides of the street. The previously approved right-of-way widths will not change.

Waterfront Toronto's rationale for the proposed design changes include significant improvements in the ability to use the wide north boulevard area for park purposes, as opposed to the former centre median area, and improved safety with minimal change in the traffic access and level-of-service characteristics due to the provision of more standard intersection designs. Waterfront Toronto has indicated that these modifications do not require any amendment to the existing Environmental Assessment approvals. However, notification of the proposed design revision has been provided to all stakeholders involved in the West Don Lands Class Environmental Assessment Master Plan.

Background Information

West Don Lands Class EA Master Plan

<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-14136.pdf>

PG17.4	ACTION	Adopted		Ward: All
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Request for Direction – Amendment to the Official Plan -Additional Site Plan Control Powers

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

Decision Advice and Other Information

The Planning and Growth Management Committee:

1. directed that notice for the public meeting under the Planning Act be given in accordance with the regulations under the Planning Act;
2. requested staff to schedule community consultation with interested representatives from the development community, ratepayer organizations and the public at-large to obtain their comments; and
3. authorized and directed the appropriate City officials take the necessary action to give effect thereto.

Financial Impact

The recommendations in this report have no financial impact.

Summary

This report seeks Planning and Growth Management Committee's direction to conduct community consultation and give notice on a proposed amendment to the Official Plan to incorporate additional Site Plan Control provisions and related matters.

On January 1, 2007, the Province transferred the majority of the City's Site Plan Control powers from Section 41 of the Planning Act to Section 114 the City of Toronto Act. The Act provides two additional Site Plan Control powers dealing with exterior design and sustainable design elements in the adjacent right-of-way, and requires provisions in the Official Plan to use these powers. This report reviews the proposed amendments to the Official Plan to implement these additional powers along with related matters including sidebars on the Green Development Standard and Accessibility Design Guidelines.

Background Information

Request for Direction - Amendment to the Official Plan - Additional Site Plan Control Powers (<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-13963.pdf>)

PG17.5	ACTION	Amended		Ward: All
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Amendment to the Official Plan regarding Complete Applications

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

Decision Advice and Other Information

The Planning and Growth Management Committee:

1. endorsed staff's proposed Official Plan Amendment and draft delegation by-law as contained in Attachments 1 and 2 of the report (June 26, 2008) from the Chief Planner and Executive Director, City Planning, *subject to the following amendments:*
 - *amend Section 1 of Attachment 1: Draft Official Plan Amendment, to provide that "applicants are encouraged, but not required, to consult with the Ward Councillor, City Staff and the local community prior to formal submission of a planning application."*
 - *replace Section 2 of Attachment 2: Draft Delegation By-law, with the following:*
 - "2. *If the Chief Planner or his/her designate has received a written request from the local Councillor to be consulted regarding a forthcoming application or applications generally within his/her Ward, the Chief Planner or his/her designate shall inform the Councillor in a timely fashion of any substantive pre-application consultations concerning the forthcoming application that pertain to proposed use, density, height and/or built form and shall consult with the Councillor, subject to the Councillor's availability, prior to determining whether the planning application is complete or incomplete."*
 - *insert the following as Section 6 in Attachment 2: Draft Delegation By-law and renumber the remaining Sections as 7 and 8:*
 - "6. *At the written request of the local Councillor to the Chief Planner or his/her designate, the notifications referred to in Sections 4 and 5 of this by-law shall be included in a preliminary report on the planning application together with a summary of application submissions."*
2. *directed Staff to schedule a statutory public meeting regarding the modified complete applications official plan amendment for the September 10, 2008 meeting of the Planning and Growth Management Committee and to make available to the public the modified draft delegation by-law at the same time as the modified draft official plan amendment.*
3. *directed Staff to bring forward for consideration together with the proposed official plan amendment and draft delegation by-law, a revised draft development application form, modified as follows:*

- A. *To require that an applicant: a. grant the City permission to reproduce, in whole or in part, any document submitted as part of a complete application for internal use, inclusion in staff reports or distribution to the public for the purpose of application review; and b. provide a reasonable number of copies of any such document, or parts thereof, in paper and/or electronic form, to the City for internal use and distribution to the public for the purpose of application review.*
- B. *To require that an Applicant either affirm that all the property subject of its application is owned, or under contract, by the entity on whose behalf the application is being filed or else: a. state both the ownership and address of the owner for each property included in its application; b. confirm that the owner of each property included in the application has been notified of the application being made on its property; and c. furnish the permissions of those owners on whose behalf the application is being filed.*
4. *directed staff to bring forward for consideration of the Planning and Growth Management Committee at its September 10, 2008 meeting if possible, and no later than its October 2008 meeting, 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.*

Financial Impact

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

Summary

This report discusses the proposed amendment to the Official Plan to implement the authority granted by the Planning Act to require additional information and material to properly evaluate Official Plan and Zoning By-law Amendment applications, Plan of Subdivision, Plan of Condominium and Consent to Sever applications. It also addresses the proposed submission requirements for Site Plan Control applications and the proposed Delegation By-law related to the OPA. Further information is provided outlining potential next steps to develop a pre-application consultation by-law and a guideline detailing associated practices.

With respect to complete applications, the report summarizes staff's comments on the attached draft Official Plan Amendment and draft implementing by-law prepared by ratepayer representatives involved in discussions with the City. It also summarizes the comments and concerns raised by the various parties who have participated in ongoing negotiations on the proposed complete application Official Plan Amendment (OPA). These parties include ratepayer representatives, representatives of Building Industry and Land Development (BILD) and other development lawyers on behalf of their clients.

Background Information

Amendment to the Official Plan Regarding Complete Applications
<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-13989.pdf>

Communications

(December 29, 2007) e-mail from George Belza, Partner, ANALOGICA (PG.Main.PG17.5.1)
 (January 9, 2008) e-mail from Helen Riley (PG.New.PG17.5.2)
 (January 9, 2008) e-mail from Randal Dickie, PMG Planning Consultants (PG.New.PG17.5.3)
 (January 9, 2008) e-mail from Mark R. Flowers, Davies Howe Partners representing the Conservatory Group (PG.New.PG17.5.4)
 (January 9, 2008) e-mail from Mark R. Flowers, Davies Howe Partners, representing Cadillac Fairview Corporation (PG.New.PG17.5.5)
 (January 9, 2008) e-mail from Mark R. Flowers, Davies Howe Partners, representing Dorsay Development Corporation (PG.New.PG17.5.6)
 (January 9, 2008) letter from Dalton C. Shipway (PG.New.PG17.5.7)

5a Supplementary Report - Amendment to the Official Plan Regarding Complete Applications

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

Financial Impact

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

Summary

This is further to the report dated June 16, 2008. On June 23, 2008 staff met with representatives of two ratepayer groups, representatives of BILD, and other development lawyers who had made submissions to Committee on this matter previously. The purpose of the meeting was to attempt to further narrow the areas of disagreement. The meeting was productive and as a result general consensus on both the draft official plan amendment (OPA) and draft delegation by-law has been achieved. Both the draft OPA and draft delegation by-law have been revised to address concerns raised. This report addresses these further modifications.

Background Information

Supplementary Report - Amendment to the Official Plan Regarding Complete Applications (<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-14468.pdf>)

PG17.6	Information	Deferred		Ward: 12
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103-111 Ingram Drive – Site Plan Approval and Building Permit History

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

Decision Advice and Other Information

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

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-13950.pdf>

PG17.7	Information	Received		
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Status Update: Video Display Equipped Signs at Drive-through Facilities, Car Wash Establishments and Service Stations

(June 17, 2008) Report from Chief Building Official and Executive Director

Decision Advice and Other Information

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

Financial Impact

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

Summary

This report provides a status update on the Planning and Growth Management Committee's direction to refer the January 29, 2008 report from the Chief Building Official and Executive Director, Toronto Building, "Video Display Equipped Signs at Drive-through Facilities, Car Wash Establishments and Service Stations" to staff for further consultation and consideration of certain matters.

This report identifies that staff are holding consultations on the new sign bylaw in September. These consultations will provide an opportunity to consult with a range of stakeholders on the issues identified by the Planning and Growth Management Committee related to video display equipped signs and to report on this matter with the new sign bylaw.

Background Information

Status Update: Video Display Equipped Signs at Drive-through Facilities, Car Wash Establishments and Service Stations

(<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-13834.pdf>)

PG17.8	ACTION	Adopted		
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Request for Approval of the Sheppard East LRT Environmental Assessment Study

(June 18, 2008) Letter from General Secretary, Toronto Transit Commission

Committee Recommendations

The Planning and Growth Management Committee recommends that:

1. City Council approve the recommendations of the Sheppard East LRT Environmental Assessment study to allow staff to begin detailed design as soon as possible, and be in a position to begin construction of this first Transit City light rail line in 2009.
2. City Council authorise staff to submit the final Environmental Assessment Study report for the 30-day public review period, as required to complete the EA process for this project.
3. City Council advise the Province of Ontario of its approval of this Environmental Assessment study.

Summary

Advising that the Toronto Transit Commission on Wednesday, June 18, 2008, considered a report entitled "Request for Approval of the Sheppard East LRT Environmental Assessment Study", and forwarded the report to City Council for approval.

Background Information

Request for Approval of the Sheppard East LRT Environmental Assessment Study

(<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-14148.pdf>)

TTC Report No. 11

(<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-14149.pdf>)

PG17.9	ACTION	Amended		Ward: All
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City of Toronto Recycling, Garbage and Organic Bin On Site Storage

(July 2, 2008) Letter from Councillor Peter Milczyn, Etobicoke-Lakeshore Ward 5

Decision Advice and Other Information

The Planning and Growth Management Committee requested:

1. Deputy City Manager Richard Butts, and the Chief Planner and Executive Director to report to the Planning and Growth Management Committee on the requirements for an amendment to the City-wide Zoning By-laws to require enclosed storage of the City's Recycling, Garbage, and Organic Bins within all new residential developments, including single detached, semi-detached, row houses and townhouses.
2. The Chief Planner and Executive Director to report to the Planning and Growth Management Committee on the appropriateness of adopting an Official Plan Amendment requiring such enclosed storage facilities in all new residential developments.
3. Deputy City Manager Richard Butts to report to the Planning and Growth Management Committee on the feasibility of amending the Property Standards By-law to require the ongoing maintenance and use of such storage facilities in all new residential development.
4. Staff to consider securing such storage facilities through the site plan approval process immediately.

Summary

Request for reports regarding to the City of Toronto Recycling, Garbage and Organic Bin On Site Storage.

Background Information

City of Toronto Recycling, Garbage and Organic Bin On Site Storage
<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-14531.pdf>

PG17.10	ACTION	Adopted		
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Waterfront West Streetcars Extension CNE to Dufferin – EA Modification.

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

Committee Recommendations

The Planning and Growth Management Committee recommends that:

1. City Council approve the Environmental Assessment (EA) Modification Report.
2. Upon approval by Toronto City Council, this report be forwarded to the Ministry of the Environment for approval of the recommended modification to the original Waterfront

West LRT Environmental Assessment.

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-14532.pdf>)

Attachment

(<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-14533.pdf>)

Meeting Sessions

Session Date	Session Type	Start Time	End Time	Public or Closed Session
2008-07-02	Morning	9:40 AM	10:15 AM	Public
2008-07-02	Morning	10:35 AM	12:20 PM	Public