

Planning and Growth Management Committee

Meeting No.	13	Contact	Merle MacDonald, Committee Administrator
Meeting Date	Wednesday, February 13, 2008	Phone	416-392-7340
Start Time	9:30 AM	E-mail	pgmc@toronto.ca
Location	Committee Room 1, City Hall		

Attendance

Members of the Planning and Growth Management Committee were present for some or all of the time periods indicated under the section headed “Meeting Sessions”, which appears at the end of the Minutes.

Councillor Norman Kelly, Chair	X
Councillor Peter Milczyn, Vice-Chair	X
Councillor Frank Di Giorgio	X
Councillor John Filion	X
Councillor Karen Stintz	X
Councillor Adam Vaughan	X

Also in Attendance:

- Councillor Cliff Jenkins
- Councillor Mike Del Grande
- Councillor Howard Moscoe
- Councillor Cesar Palacio
- Councillor Gord Perks

Confirmation of Minutes

On motion by Councillor Di Giorgio, the Minutes of the meeting of the Planning and Growth Management Committee held on January 10, 2008 were confirmed.

PG13.1	ACTION	Adopted		Ward: All
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Proposed Zoning By-law Amendment to Permit Renewable Energy Devices and Cogeneration Devices and allow for the Distribution of that Energy

Public Meeting

(January 31, 2008) Report from Chief Planner and Executive Director, City Planning Division

Recommendations

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

1. enact the Renewable Energy Zoning By-law for the City of Toronto substantially in accordance with the draft zoning by-law identified as Attachment No. 1

Financial Impact

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

Summary

The purpose of this report is to recommend adoption of a stand-alone city-wide zoning by-law to permit renewable energy devices and co-generation energy devices in all zones of the City, subject to certain regulations, and to permit the distribution of energy from those devices into a distribution network.

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.

Communications

(February 11, 2008) e-mail from Dennis Bartels, Next Generation Energy Alternatives (PG.New.PG13.1.1)

(February 12, 2008) e-mail from Leonard G.D. Allen, President, Solera Sustainable Energies Company (PG.New.PG13.1.2)

(February 12, 2008) e-mail from Meg Davis, Vice President Development, West Don Lands, Waterfront Toronto (PG.New.PG13.1.3)

(February 13, 2008) e-mail from Keith Stewart, Manager, Climate Change Campaign, WWF-Canada (PG.New.PG13.1.4)

(February 13, 2008) e-mail from Ben Hamilton, Manager, Municipal Relations, Enbridge Gas Distribution Inc (PG.New.PG13.1.5)

Speakers

Keith Stewart, WWF - Canada

David Booz, Downtown West Solar Energy Project

Councillor Cliff Jenkins, Ward 25 Don Valley West

Committee Recommendations

On motion by Councillor Di Giorgio, the Planning and Growth Management Committee recommended that:

1. City Council enact the Renewable Energy Zoning By-law for the City of Toronto substantially in accordance with the draft zoning by-law identified as Attachment 1 of the report.

Decision Advice and Other Information

The Planning and Growth Management Committee held a public meeting on February 13, 2008, and notice was given in accordance with the Planning Act.

The Planning and Growth Management Committee requested:

1. the Acting Chief Planner and Executive Director of City Planning to include in his review of The Living Downtown Study provisions to protect solar panels and passive solar energy technology as part of the Living Downtown/Tall Building review being conducted this year; and

(Moved by Councillor Vaughan)

2. referred the communication dated February 8, 2008 from Ben Hamilton of Enbridge Gas Distribution to the Acting Chief Planner and Executive Director, City Planning, for review and report to City Council on March 3, 2008.

(Moved by Councillor Kelly)

Links to Background Information

Zoning By-law Amendment - Renewable Energy Devices ... and allow for the distribution of that Energy

<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-10467.pdf>

PG13.2	ACTION	Amended		Ward: All
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Supplementary Report - Proposed Protocol for the Installation of Telecommunication Towers

(January 28, 2008) Report from Chief Planner and Executive Director, City Planning Division

Recommendations

The Chief Planner and Executive Director, City Planning Division recommends that Council:

1. approve the amended City of Toronto Tower and Antenna Protocol attached to this report as Attachment 1.

Financial Impact

The financial impact of the telecommunication review protocol was discussed in the Staff Report dated, December 12, 2007.

Summary

At its meeting of January 10, 2008, the Planning and Growth Management Committee referred a report on Telecommunication Towers and motions by Councillor Filion and Councillor Ainslie to staff for consultation with representatives of the telecommunications industry. The Committee directed staff to report back to the February 13, 2008 meeting of the Committee.

Staff have met with the telecommunications industry and recommend that some modifications be made to the City's draft protocol for the review of telecommunication towers. The modifications address the majority of the telecommunications industry's concerns, but maintain appropriate controls and public consultation requirements.

Communications

(January 9, 2008) letter from Stephen J. D'Agostino, Thomson Rogers Barristers and Solicitors (PG.New.PG13.2.1)

(February 12, 2008) letter from Stephen J. D'Agostino, Thomson Rogers Barristers and Solicitors (PG.New.PG13.2.2)

Speakers

Stephen D'Agostino, Thomson Rogers, Barristers and Solicitors
Councillor Cesar Palacio, Ward 17 Davenport

Committee Recommendations

On motion by Councillor Di Giorgio, the Planning and Growth Management Committee recommended that City Council:

1. Approve the amended Attachment 1: Revised Draft Telecommunications Protocol entitled "City of Toronto Telecommunications Tower and Antenna Protocol".
2. Direct that the protocol come into effect 30 days after the date of Council approval.
3. Direct the Acting Chief Planner and Executive Director of City Planning, in consultation with Industry Canada, to review the protocol in two years' time and report to the Planning and Growth Management Committee on any issues arising from the review and any related zoning issues on which all telecommunications towers reside.
4. Direct that the fees for the processing of applications for telecommunication towers be based on full cost recovery, including the cost of staff time from all departments.
5. Enact a by-law in a form required by the City Solicitor to amend Chapter 441, Fees, to include application fees for the processing of applications under the City of Toronto Telecommunication Tower and Antenna Protocol in the amounts as recommended in Recommendation 4 above.
6. Request the City Clerk to forward a copy of the report and the attached protocol to the following for information:
 - a. Industry Canada
 - b. Federation of Canadian Municipalities
 - c. Representatives of the telecommunication industry.

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 adjourned the public meeting to February 13, 2008, and referred the report along with Members' Motions, to staff for consultation with representatives of the telecommunications industry and report back to the Committee meeting of February 13, 2008.

On motion by Councillor Filion, the Planning and Growth Management Committee requested the Acting Chief Planner and Executive Director of City Planning to report to City Council on March 3, 2008, detailing the costs associated with processing applications for Telecommunications Towers as stated in Recommendation 4.

Lost motions

Moved by: Councillor Filion

That

1. the recommendations proposed in the staff report (January 28, 2008) be deleted and the recommendations in the original report be adopted;
2. any cell towers within 120 m of neighbourhoods, apartment neighbourhoods and centres require a report to community council, such report to include information in the location of existing towers within the vicinity and the accumulated level of emissions.

Links to Background Information

Supplementary Report - Proposed Protocol for the Installation of Telecommunication Towers (<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-10457.pdf>)

2a Proposed Protocol for the Installation of Telecommunications Towers and Comments on Industry Canada's Draft Client Procedure Circular

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

Recommendations

The Chief Planner and Executive Director, City Planning Division recommends that Council:

1. Approve the City of Toronto Telecommunication Tower and Antenna Protocol attached to this report as Attachment 1.
2. Direct that the protocol come into effect 30 days after the date of Council approval.
3. Direct the Chief Planner and Executive Director, City Planning to review the protocol in two years' time and report back to the Planning and Growth Management Committee on any issues arising from the review.

4. Enact a by-law in a form required by the City solicitor to amend Chapter 441, Fees, to include application fees for the processing of applications under the City of Toronto Telecommunication Tower and Antenna Protocol in the amounts as set out in the body of this report.
5. Request the City Clerk to:
 - a. Forward a copy of this report and the attached protocol to Industry Canada for its information.
 - b. Forward a copy of this report and the attached protocol to the Federation of Canadian Municipalities and representatives of the telecommunication industry for their information.

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.

Links to Background Information

Proposed Protocol for the Installation of Telecommunications Towers
(<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-10469.pdf>)

2b 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.

Links to 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-10471.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-10472.pdf>)

2c Protocol for the Installation of Telecommunication Towers

Recommendations

Direct the Chief Planner and Executive Director, City Planning, in consultation with Industry Canada, to review the protocol in two year's time and report back to the Planning and Growth Management Committee on any issues arising from the review and investigate any related zoning issues on which all telecommunications towers reside.

Summary

Added Recommendation from Councillor Cesar Palacio.

Links to Background Information

Letter from Councillor Cesar Palacio

(<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-11069.pdf>)

PG13.3	ACTION	Referred		Ward: All
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City Planning Division – Response to Request for Information on Work Program and Planning Process

(Deferred from January 10, 2008 (PG12.5) and November 29, 2007 (PG11.4))

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

Recommendations

The City Planning Division recommends that:

1. The Chief Planner and Executive Director, City Planning, be directed to provide a status report for the end of 2008 that updates the progress made in addressing the challenges facing the delivery of City Planning services identified in this report.

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.

Decision Advice and Other Information

On motion by Councillor Kelly, the Planning and Growth Management Committee directed the Acting Chief Planner and Executive Director of City Planning, in cooperation with the Chair, to provide a status report for the end of 2008 that updates the progress made in addressing the challenges facing the delivery of City Planning services identified in the report.

Links to 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-10033.pdf>

3a City Planning Division - Further Information on Studies and Organization

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

Recommendations

The City Planning Division recommends that:

The Planning and Growth Management Committee consider the information provided in this report and Attachments “A” and “B” in conjunction with an earlier report from the Chief Planner and Executive Director entitled “Response to Request for Information on Work Program and Planning Process” (November 14, 2007) that was deferred by the Committee at its meeting of November 29, 2007.

Financial Impact

The recommendation of this report has no financial impact.

Summary

This report provides additional information regarding the Planning Division’s work program and organizational structure. The focus is on listing the various planning studies that are currently underway, targeted for 2008 or pending. To fully appreciate the depth and breadth of the Planning Division’s work program and the planning process, this report should be read in conjunction with the Chief Planner and Executive Director’s earlier, more comprehensive report entitled “Response to Request for Information on Work Program and Planning Process” (November 14, 2007).

Links to Background Information

Further Information on Studies and Organization

<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-10458.pdf>

Attachment A - Further Info on Studies and Organization

<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-10459.pdf>

Attachment B - Further Information on Studies and Organization

<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-10460.pdf>

PG13.4	ACTION	Amended		Ward: All
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Guidelines for Identifying and Processing Planning Matters of City-wide Interest and Cross-Boundary Issues

(January 28, 2008) Report from Chief Planner and Executive Director, City Planning Division

Recommendations

The City Planning Division recommends that:

1. City Council adopt the modified Guidelines contained in Attachment 1 which set out a process for dealing with City-wide planning matters.

Financial Impact

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

Summary

Planning and Growth Management Committee at its meeting on January 10, 2008 deferred consideration of the report entitled 'Guidelines for Identifying and Processing Planning Matters of City-wide Interest and Cross-Boundary Issues' to enable staff to give consideration to the submissions received on this item at the meeting and to report back to the Committee at its meeting on February 13, 2008.

Following review of the submissions received on this item and further consultation with ratepayer representatives staff recommend modifications to the Guidelines to address some of the concerns raised by the ratepayers. The attached Guidelines (see Attachment 1) have been revised to reflect recommended changes resulting from these discussions.

Communications

(January 7, 2008) e-mail from Pamela Spence (PG.Main.PG13.4.1)

(January 8, 2008) e-mail from William deBacker, President, Edithvale-Yonge Community Association (PG.Main.PG13.4.2)

(January 9, 2008) e-mail from Anne E. McConnell, Vice President, Edithvale-Yonge Community Association (PG.Main.PG13.4.3)

(January 9, 2008) e-mail from Nicholas Singh, President, Swansea Area Ratepayers' Association (PG.Main.PG13.4.4)

(January 9, 2008) letter from John Smart, President, Teddington Park Residents' Association (PG.Main.PG13.4.5)

(January 14, 2008) e-mail from Paul Baker, South Armor Hights Residents' Association (PG.Main.PG13.4.6)

(February 10, 2008) e-mail from Board of Directors, Kingsway Park Ratepayers Inc. (PG.New.PG13.4.7)

(February 11, 2008) e-mail from Sheryl Macdonald (PG.New.PG13.4.8)

(February 11, 2008) letter from William H. Roberts, Barrister and Solicitor (PG.New.PG13.4.9)

Speakers

Councillor Cliff Jenkins, Ward 25 Don Valley West

Committee Recommendations

On motion by Councillor Vaughan, the Planning and Growth Management Committee recommended that:

1. City Council adopt the modified Guidelines contained in Revised Attachment 1 submitted by Councillor Vaughan, which set out a process for dealing with City-wide planning matters.

Links to Background Information

Guidelines for Identifying ... City-Wide Interest and Cross-Boundary Issues
(<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-10461.pdf>)

4a 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

Recommendations

The City Planning Division recommends that:

1. City Council adopt the guidelines contained in Attachment 1 which sets out a process for dealing with City-wide planning matters.

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.

Links to 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-10473.pdf>

4b Guidelines for Identifying and Processing Planning Matters of City-wide Interest and Cross-Boundary Issues

Summary

Councillor Vaughan submitted the Revised Attachment 1 of the report (January 28, 2008) from the Chief Planner and Executive Director, City Planning Division.

Links to Background Information

Revised Attachment 1 - Guidelines for Identifying and Processing Planning Matters

<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-11270.pdf>

PG13.5	ACTION	Adopted		Ward: All
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Adoption of The Standards and Guidelines for the Conservation of Historic Places in Canada

(January 15, 2008) Report from Chief Planner and Executive Director, City Planning Division

Recommendations

The City Planning Division recommends that:

1. Council adopt The Standards and Guidelines for the Conservation of Historic Places in Canada as the official document guiding planning, stewardship and conservation approach for all listed and designated heritage resources within the City of Toronto.
2. The Standards and Guidelines for the Conservation of Historic Places in Canada be updated as new content is made available by the Parks Canada Agency or the Historic Places Initiative and its partners.

Financial Impact

There is no financial impact associated with the adoption of these recommendations.

Summary

This report recommends the adoption of The Standards and Guidelines for the Conservation of Historic Places in Canada as the official standards and guidelines for planning, stewardship and conservation of heritage resources within the City of Toronto.

The Standards and Guidelines for the Conservation of Historic Places in Canada is a benchmark document to guide the conservation approach to recognized heritage resources. Adopted standards and guidelines ensure consistent stewardship and transparent decision making for advisory groups, council, developers and staff.

Committee Recommendations

On motion by Councillor Di Giorgio, the Planning and Growth Management Committee recommended that:

1. City Council adopt The Standards and Guidelines for the Conservation of Historic Places in Canada as the official document guiding planning, stewardship and conservation approach for all listed and designated heritage resources within the City of Toronto.
2. The Standards and Guidelines for the Conservation of Historic Places in Canada be updated as new content is made available by the Parks Canada Agency or the Historic Places Initiative and its partners.

Links to Background Information

Adoption of The Standards and Guidelines for the Conservation of Historic Places in Canada (<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-10072.pdf>)

5a Adoption of the Standards and Guidelines for the Conservation of Historic Places in Canada

(January 25, 2008) Report from Toronto Preservation Board

Recommendations

The Toronto Preservation Board recommended to the Planning and Growth Management Committee that:

1. Council adopt the Standards and Guidelines for the Conservation of Historic Places in Canada as the official document guiding planning, stewardship and conservation approach for all listed and designated heritage resources within the City of Toronto.
2. The Standards and Guidelines for the Conservation of Historic Places in Canada be updated as new content is made available by the Parks Canada Agency or the Historic Places Initiative and its partners.

Summary

Advising of the action taken by the Toronto Preservation Board on a report dated January 15, 2008 from the Chief Planner and Executive Director, Planning Division.

Links to Background Information

Adoption of the Standards and Guidelines for the Conservation of Historic Places in Canada (<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-10255.pdf>)

PG13.6	ACTION	Amended		Ward: All
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2008 Avenue Studies

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

Recommendations

The City Planning Division recommends that:

1. The following areas be endorsed by Council for study as Avenues in 2008:
 - a. Yonge Street from Cummer Avenue to Steeles Avenue, and
 - b. Bloor Street West from Dundas Street West to Keele Street.

Financial Impact

The recommendations will have no financial impact beyond what has already been approved in the City Planning Division's 2008 Capital Budget.

Summary

This report reviews the outstanding Avenue Study requests and recommends two Avenues for study in 2008: Yonge Street from Cummer Avenue to Steeles Avenue and Bloor Street West from Dundas Street West to Keele Street.

Communications

(February 12, 2008) e-mail from Clarence Seunarine, Chair, Roncesvalles-Macdonell Residents' Association (PG.New.PG13.6.1)

(February 12, 2008) e-mail from Edward Guca, Chairperson, Bloor By The Park BIA (PG.New.pg13.6.2)

(February 12, 2008) e-mail from Hilary Bell and Duncan Farnan, West Bend Community Association (PG.New.PG13.6.3)

(February 12, 2008) e-mail from Barry Prophet (PG.New.PG13.6.4)

Speakers

Barry Prophet (Submission Filed)

Abby Bushby

Duncan Farnan, The West Bend Community Association (Submission Filed)

Councillor Gord Perks, Ward 14 Parkdale-High Park

Committee Recommendations

On motion by Councillor Filion, the Planning and Growth Management Committee recommended that:

1. City Council endorse the following area for study as Avenue in 2008:

- a. Bloor Street West from Dundas Street West to Keele Street.

Decision Advice and Other Information

The Planning and Growth Management Committee:

1. deferred the proposed Avenue Study of Yonge Street, from Cummer Avenue to Steeles Avenue, until there is some clarity regarding the possible extension of the Yonge Street Subway to Steeles Avenue;
2. requested the Acting Chief Planner and Executive Director of City Planning, to undertake a comprehensive analysis of the traffic capacity on Yonge Street, from north of Steeles Avenue to Highway 401, as well as transit capacity, so that such study can inform future discussions of appropriate densities both north and south of Steeles Avenue;

(Moved by Councillor Filion)

3. requested the Acting Chief Planner and Executive Director of City Planning, to report to City Council on March 3, 2008, on the Avenue Study that would replace the Avenue Study for Yonge Street, from Cummer Avenue to Steeles Avenue; and

(Moved by Councillor Vaughan)

4. requested the Acting Chief Planner and Executive Director of City Planning, as part of the Development Charges review, to consider fully funding Avenue Studies through Development Charges.

(Moved by Councillor Milczyn)

Links to Background Information

2008 Avenue Studies

(<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-10463.pdf>)

PG13.7	ACTION	Adopted		Ward: 33, 39, 40, 41
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Sheppard Corridor Study - Final Report

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

Recommendations

The City Planning Division recommends that:

1. This report and the findings of the Sheppard Corridor Study be forwarded to the Toronto Transit Commission (TTC) for consideration during the Transit City, Sheppard East Light Rail Line Class Environmental Assessment Study.

Financial Impact

The recommendations in this report have no financial impact.

Summary

The Sheppard Corridor Study Area extends from Don Mills Road to McCowan Road. Study findings have identified growth related opportunities within both the short and long term. If realized, these opportunities will result in significant new growth within the Corridor. Recent development approvals alone will add over 6,900 new dwelling units to the Corridor and over a quarter of a million square metres of additional non-residential gross floor area.

The Toronto Transit City - Light Rail Plan, which was announced in early 2007, proposes a network of new light rail transit (LRT) lines in the City, including the Sheppard East Corridor. The Toronto Transit Commission (TTC) has endorsed this plan as the basis and priority for rapid transit expansion in the City.

The Transit City - Sheppard East LRT Corridor, which extends from the Sheppard Subway Don Mills Station east to Meadowvale Road, has been identified by the TTC as a first priority project in order to qualify for available Provincial funding.

In light of the Transit City Plan and recent commitments to fund rapid transit projects, it is important to report on the Sheppard Corridor Study, Phase 2 work at this time in order for these findings to inform and contribute to the required Environmental Assessment (EA) process.

Both the Sheppard Corridor Study and the Transit City Plan acknowledge the important role Sheppard Avenue plays in providing a critical link between the Scarborough and North York Centres and to the City's broader transit network. The realization of an improved Sheppard transit corridor, sooner rather than later, is an important City building initiative which will serve to enhance and strengthen the Corridor's current role.

Staff recommend that the findings of the Sheppard Corridor Study be forwarded to the TTC for consideration during the upcoming transit EA process and that interested parties and the public be advised of the status of the Sheppard Corridor Study by the means identified in this report.

Committee Recommendations

On motion by Councillor Di Giorgio, the Planning and Growth Management Committee recommended that:

1. City Council forward the report and the findings of the Sheppard Corridor Study to the Toronto Transit Commission (TTC) for consideration during the Transit City, Sheppard East Light Rail Line Class Environmental Assessment Study.

Links to Background Information

Sheppard Corridor Study - Final Report

(<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-10465.pdf>)

PG13.8	ACTION	Adopted		Ward: 34
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Request for Direction Report - Official Plan Amendment and Zoning By-law Amendment Applications 16 Lesmill Road and 840 to 842 York Mills Road

(January 30, 2008) Report from Chief Planner and Executive Director, City Planning Division

Recommendations

The City Planning Division recommends that:

1. City Council refuse the proposed Zoning By-law amendment application.
2. City Council authorize the City Solicitor and appropriate staff to attend the Ontario Municipal Board hearing to oppose the Official Plan and Zoning By-law amendment applications.

Financial Impact

The recommendations in this report have no financial impact.

Summary

Applications have been submitted to amend the Toronto Official Plan and North York Zoning By-law to permit the development of a commercial centre consisting of retail uses including a Home Depot, commercial and restaurant uses on the site at 16 Lesmill Road and 840 to 842 York Mills Road. The proposed gross floor area is 27,339 square metres.

Home Depot has appealed their Official Plan amendment application to the Ontario Municipal Board due to the City's failure to make a decision on the application. They have indicated that they will also be appealing their zoning by-law amendment application to the OMB.

The property is 5.67 ha in size and is located west of the corner of Lesmill Road and York Mills Road. Existing uses on the site include an industrial operation and warehouse.

The proposal to permit major retail uses in an employment area does not conform to the Province's Growth Plan for the Greater Golden Horseshoe. This report recommends refusal of the proposal. Approval of the application without first undertaking a municipal comprehensive review which addresses the policies and conversion criteria of the Growth Plan would be contrary to the Places to Grow Act 2005 which requires that all municipal planning decisions conform with a Growth Plan.

Communications

(February 12, 2008) e-mail from Steven Zakem, Aird & Berlis, Barristers and Solicitors (PG.New.PG13.8.1)

Speakers

Stephen Zakem, Aird & Berlis, Barristers and Solicitors (Submission Filed)

Councillor Howard Moscoe, Ward 15 Eglinton-Lawrence

Committee Recommendations

On motion by Councillor Vaughan, the Planning and Growth Management Committee recommended that:

1. City Council refuse the proposed Zoning By-law amendment application.
2. City Council authorize the City Solicitor and appropriate staff to attend the Ontario Municipal Board hearing to oppose the Official Plan and Zoning By-law amendment applications.

Links to Background Information

Request for Direction, OP and Zoning Amendment - 16 Lesmill Road
<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-10462.pdf>

PG13.9	Information	Received		Ward: All
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Operation of the Committee of Adjustment

(January 30, 2008) Report from Chief Planner and Executive Director, City Planning Division

Summary

Advising that the report on Operation of the Committee of Adjustment will be available for the meeting on April 10, 2008.

Decision Advice and Other Information

On motion by Councillor Di Giorgio, the Planning and Growth Management Committee received the item for information

Links to Background Information

Operation of the Committee of Adjustment
<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-10464.pdf>

PG13.10	ACTION	Referred		Ward: All
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Video Display Equipped Signs at Drive-through Facilities, Car Wash Establishments and Service Stations

(January 29, 2008) Report from Chief Building Official and Executive Director, Toronto Building

Recommendations

The Chief Building Official and Executive Director, Toronto Building recommends that:

1. Staff be directed to consult with representatives of the restaurant and petroleum industries regarding the addition of a proposed Article V, “Video Equipped Signs at Drive-Through facilities, Car Wash establishments and Service Stations” to amend Municipal Code Chapter 693, Signs that would provide:
 - a. Where a sign is permitted in association with a drive-through facility or car wash establishment that sign may contain or consist entirely of a video display screen. The video display screen cannot exceed *the lesser of* 0.2 square metres or 100 percent of the permitted sign area.
 - b. Where service stations and gas bars are permitted by the applicable Zoning Bylaws, signs including video display screens to a maximum total area of 0.2 square metres are excluded from permit requirements, where the signs are directly mounted upon or connected to a gas pump. Only one sign is permitted per face of the gasoline pump.
2. Staff bring a draft by-law forward to a public meeting of the Planning and Growth Management Committee on April 10, 2008 to add Article V, “Video Equipped Signs at Drive-Through Facilities, Car Wash Establishments and Service Stations” to amend Municipal Code Chapter 693, Signs.

Financial Impact

There are no financial impacts from the adoption of the recommendations contained in this report.

Summary

This report responds to Council direction to report to Planning and Growth Management Committee on potential amendments to the sign bylaws to allow video display equipped signs at drive-through facilities.

The purpose of this report is to seek Council’s direction to proceed with the preparation of an additional article to Municipal Code Chapter 693, Signs. The article would permit video display screens associated with drive-through facilities, car wash establishments and service stations, with certain restrictions on size. The proposed bylaw amendment would, however, exempt video display units integrated with gasoline pumps from the requirement to obtain a permit when they conform to certain specified criteria.

The City Solicitor, the Executive Director, Municipal Licensing and Standards, the Chief Planner and Executive Director of City Planning and the General Manager of Transportation Services were consulted in the preparation of this report.

Speakers

Rami Tabetto, IllegalSigns
Councillor Howard Moscoe, Ward 15 Eglinton-Lawrence
Councillor Cliff Jenkins, Ward 25 Don Valley West

Decision Advice and Other Information

On motion by Councillor Milczyn, the Planning and Growth Management Committee:

1. referred the report back to the Chief Building Official and Executive Director of Toronto Building, and directed staff to draft a proposal that recognizes the distinction between first party signs that assist local businesses on site and third party signs that are designed primarily to generating advertising revenue, and address the issue of sound created by signs;
2. requested that, in conducting their re-examination of this matter, staff also consult with interested citizen groups like the Public Space Committee;
3. requested that consideration be given to protecting consumers who do not wish to be subjected to video commercials; and
4. requested staff to examine imposing a limiting distance between video display units and associated audio and all residential and institutional properties.

Links to Background Information

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

<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-10456.pdf>

10a Video Display Equipped Signs at Drive-Thru Facilities, Car Wash Establishments and Service Stations

(February 12, 2008) Memo from Councillor Howard Moscoe, Ward 15 Eglinton-Lawrence

Recommendations

1. That this report be referred back to staff and they be directed to draft a proposal that recognizes the distinction between first party signs that assist local businesses on site and third party signs that are designed primarily for generating advertising revenue.
2. That in conducting their re-examination of this matter they also consult with interested citizen groups like the public space committee.
3. Consideration be given to protecting consumers who do not wish to be subjected to video commercials.

Summary

Forwarding recommendations on video display equipped signs at drive-thru facilities, car wash establishments and service stations.

PG13.11	Information	Received		Ward: All
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Requiring As-Built Surveys for Large Projects

(January 28, 2008) Report from Chief Building Official and Executive Director, Toronto Building

Financial Impact

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

Summary

This report responds to Council's request that the Chief Building Official and Executive Director report to Planning and Growth Management Committee on the feasibility of requiring builders to provide as-built survey for large scale projects.

The report advises that Toronto Building is proceeding with the development of a procedure to require as-built surveys for large scale projects.

No further direction from City Council is required on this matter as the authority to require the survey is provided by the Building Code Act, 1992.

Decision Advice and Other Information

On motion by Councillor Milczyn, the Planning and Growth Management Committee received the item for information.

Links to Background Information

Requiring As-Built Surveys for Large Projects
<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-10455.pdf>

PG13.12	Information	Deferred		Ward: All
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Toronto-York Spadina Subway Extension - Project Update

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

Summary

Providing an update, as requested by the Planning and Growth Management Committee on November 29, 2007, regarding Toronto-York Spadina Subway Extension Project.

Decision Advice and Other Information

On motion by Councillor Stintz, the Planning and Growth Management Committee deferred the item until its meeting on April 10, 2008, in order that notice be given for Committee questions and debate.

Links to Background Information

Toronto-York Spadina Subway Extension Project Update

<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-10071.pdf>

PG13.13	ACTION	Deferred		
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Intensification of Mixed Use Sites**Summary**

Motions from Councillor Del Grande

Speakers

Councillor Mike Del Grande, Ward 39 Scarborough-Agincourt

Decision Advice and Other Information

On motion by Councillor Stintz, the Planning and Growth Management Committee requested:

1. the Acting Chief Planner and Executive Director of City Planning to report to the Committee meeting on April 10, 2008, on how intensification applications for residential developments that intensify the neighbourhood are addressed; and
2. that an Area Revitalization Review be established for the area bounded by Finch Avenue East to the south; Birchmount Road to the east; Pharmacy Avenue to the west; and McNicoll Avenue to the north, and which includes a timeframe.

Links to Background Information

Letter February 13, 2008 from Councillor Del Grande

<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-11192.pdf>

PG13.14	ACTION	Deferred		Ward: All
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Amendment to the Official Plan regarding Complete Applications**Recommendations**

That the Planning and Growth Management Committee refer the report (December 13, 2007) on Complete Applications back to staff to work with ratepayer and developer representatives in order to resolve all outstanding issues brought to the attention of the Committee by deputants and report on the meetings held, correspondence exchanged and results achieved, to the May 8, 2008 meeting of the Committee, or earlier if possible, as a timed item.

Summary

Motion by Councillor Karen Stintz on Amendment to the Official Plan regarding Complete Applications, considered by the Planning and Growth Management Committee on January 10, 2008, be re-opened.

Decision Advice and Other Information

On motion by Councillor Stintz, the Planning and Growth Management Committee reopened Item PG12.1 - Amendment to the Official Plan regarding Complete Applications, considered by the Committee on January 10, 2008, and replaced its previous action with the following recommendation:

That the Planning and Growth Management Committee refer the report (December 13, 2007) on Complete Applications back to staff to work with ratepayer and developer representatives in order to try to resolve all outstanding issues brought to the attention of the Committee by deputants and report on the meetings held, correspondence exchanged and a list of items that were resolved and not resolved, to the May 8, 2008 meeting of the Committee, or earlier if possible, as a timed item.

Links to Background Information

Amendment to the Official Plan regarding Complete Applications
<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-11030.pdf>

Meeting Sessions

Session Date	Session Type	Start Time	End Time	Public or Closed Session
2008-02-13	Morning	9:45 AM	12:30 PM	Public
2008-02-13	Afternoon	1:35 PM	1:55 PM	Public

Chair