
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		

Item		Page
PG13.1	Proposed Zoning By-law Amendment to Permit Renewable Energy Devices and Cogeneration Devices and allow for the Distribution of that Energy (Ward: All)	1
PG13.2	Supplementary Report - Proposed Protocol for the Installation of Telecommunication Towers (Ward: All)	3
PG13.4	Guidelines for Identifying and Processing Planning Matters of City-wide Interest and Cross-Boundary Issues (Ward: All)	6
PG13.5	Adoption of The Standards and Guidelines for the Conservation of Historic Places in Canada (Ward: All)	9
PG13.6	2008 Avenue Studies (Ward: All)	10
PG13.7	Sheppard Corridor Study - Final Report (Ward: 33, 39, 40, 41)	11
PG13.8	Request for Direction Report - Official Plan Amendment and Zoning By-law Amendment Applications 16 Lesmill Road and 840 to 842 York Mills Road (Ward: 34)	12

Planning and Growth Management Committee

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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		

PG13.1	AMENDED			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

City Council Decision

City Council on March 3, 4 and 5, 2008, adopted the following motions:

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.
2. The Acting Chief Planner and Executive Director, City Planning, in consultation with the Executive Director and Chief Building Official and the Chief Administrative Officer, Toronto and Region Conservation Authority, be requested to report to the Planning and Growth Management Committee on any further amendments or actions necessary to address impacts on wind turbine locations adjacent to ravines.
3. The Acting Chief Planner and Executive Director, City Planning, be requested to report back to the Planning and Growth Management Committee on any impacts of wind turbine installations on residential properties as part of the City-wide Zoning By-law Review.
4. Council receive the report (February 26, 2008) from the Acting Chief Planner and Executive Director, City Planning (PG13.1a), for information.

Public Meeting

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

Committee Recommendations

The Planning and Growth Management Committee recommends 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
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.

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.

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>)

Additional Background Information (City Council)

- Report (February 26, 2008) from the Acting Chief Planner and Executive Director, City Planning ([PG13.1a](#))

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

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

City Council Decision

City Council on March 3, 4 and 5, 2008, adopted the following motions:

1. City Council approve the amended City of Toronto Telecommunications Tower and Antenna Protocol attached to the report (February 28, 2008) from the Acting Chief Planner and Executive Director, City Planning (PG13.2d), subject to:
 - a. deleting from Part (a) of Section 8 both instances of the word “may” and replacing them with the word “shall”, so that the preamble reads as follows:

“8.(a) The proponent shall be required, if requested by the City, to enter into an agreement, which shall include the following requirements:”;
 - b. deleting the following Part (b) from Section 10, headed “Building Permits”:

“10(b) A building permit is not required:

 - (i) For the design and construction of the telecommunication antennae or telecommunication tower structures.”; and
 - c. amending Section 11, “Public Consultation”, as follows:

- (i) replacing Section 11.B.(a) with the following:

“11.B.(a) For proposals that do not meet the exemption criteria in Section 11A, the proponent will be responsible for organizing and chairing the community meeting.”;

- (ii) replacing Section 11.B.(c) with the following:

“11.B.(c) That Notice be provided to all property owners and tenants located within 400 metres of a proposed Telecommunication Tower, and within 25 metres of a proposed antenna, such Notice to be prepared and sent by the City Clerk’s Office as pre-paid first-class mail, with all costs to be borne by the Applicant.”; and

- (iii) replacing Section 11.B.(g) with the following:

“11.B.(g) The proponent will also make available at the community meeting an appropriate visual display, including at a minimum, a display-size (24”x36”) colour photograph of the subject property with a superimposed image of the proposed telecommunication tower.”.

2. City Council direct that the protocol come into effect 30 days after the date of Council approval.
3. City Council 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. City Council 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. City Council approve a Toronto Telecommunications Tower and Antenna application review fee of \$2,133.00, subject to further review by staff.
6. City Council 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 Part 5 above.
7. City Council 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; and
 - c. Representatives of the telecommunication industry.
8. The Acting Chief Planner and Executive Director, City Planning, in consultation with the Executive Director and Chief Building Official, be requested to report to the Planning and Growth Management Committee with a list of locations of all existing and proposed telecommunications towers in the City of Toronto, including the ward where they are located, street address, existing zoning, and any other pertinent details. If this information is not available, the Acting Chief Planner be requested to obtain this information from Industry Canada.

[Link to approved City of Toronto Telecommunications Tower and Antenna Protocol](#)

Public Meeting

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

Committee Recommendations

The Planning and Growth Management Committee recommends 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.

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.

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.

Background Information

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

Additional Background Information (City Council)

- Report (February 28, 2008) from the Acting Chief Planner and Executive Director, City Planning ([PG13.2d](#))

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

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

Financial Impact

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

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

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

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

Summary

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

Under the Radiocommunications Act, Industry Canada has the final authority to approve the location of telecommunication towers and antennae. Industry Canada has a process for taking municipal and public concerns into consideration during their review of telecommunications proposals. While other Canadian municipalities have developed protocols to review telecommunication proposals, the City of Toronto has not developed a protocol.

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

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

Background Information

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

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

Summary

Added Recommendation from Councillor Cesar Palacio.

Background Information

Letter from Councillor Cesar Palacio

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

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

City Council Decision

City Council on March 3, 4 and 5, 2008, adopted the following motions:

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, subject to:
 - a. amending Section B, entitled “Guidelines for Determining City-Wide Interest”, by:
 - i. deleting the preamble and replacing it with the following:

“A planning matter, other than a planning application, will be considered to have a City-wide interest if it meets at least one of the criteria listed below, in which case the Planning and Growth Management Committee will have carriage of the issue. Identification of the City-wide interest will be included as part of the initial report on the item and the local Councillor(s) will be so notified prior to the Committee's consideration of the item:”;
 - ii. adding to the second bullet point, under Part B.3., the words “(in more than one Community Council area)”, so that it reads as follows:
 - “The determination of whether a new Secondary Plan should be created (in more than one Community Council area);”;
 - b. amending Section C, entitled “Process”, by deleting from the preamble to subsections B, C and D the words “subject to the approval of City Council”, so that the preambles to these subsections now read as follows:

“B. Process for dealing with planning policy and research work of the City Planning Division identified to be of City-wide interest:”;

“C. Process for dealing with transportation related matters of the City Planning Division for planning matters identified to be of City-wide interest:”;

“D. Process for dealing with City Planning Division administrative matters:”.
2. The Acting Chief Planner and Executive Director, City Planning, be requested to report to the Planning and Growth Management Committee, within three (3) months, on a protocol to report to Community Councils and/or the Planning and Growth Management Committee on development applications and Official Plan Amendments (OPAs) in municipalities which are on the City of Toronto boundaries.

[Link to approved 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

Committee Recommendations

The Planning and Growth Management Committee recommends 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.

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.

Background Information

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

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)

Additional Communications (City Council)

- (February 21, 2008) from David Fleming, Executive Secretary, Swansea Area Ratepayers' Association (PG13.4.10)
- (February 28, 2008) from George Milbrandt, Co-Chair, Federation of North Toronto Residents' Associations (PG13.4.11)
- (February 21, 2008) from Ingrid Furtado, Chair, Beach Triangle Residents Association (PG13.4.12)
- (February 28, 2008) from Helmut Hock, Vice President, Lawrence Park Ratepayers Association (PG13.4.13)
- (February 27, 2008) from Peter and Eleanor Loebel (PG13.4.14)
- (February 28, 2008) from Anne E. McConnell, Vice-President, Edithvale-Yonge Community Association (PG13.4.15)
- (February 28, 2008) from Brian Maguire, Secretary, Forest Hill Homeowners' Association (PG13.4.16)
- (February 27, 2008) from T.A. Bryk (PG13.4.17)
- (February 29, 2008) from John Smart, President, Teddington Park Residents Association (PG13.4.18)
- (February 26, 2008) from Wolfgang Kaufmann, President, Metropolitan Toronto Condominium Corporation No. 1077 (PG13.4.19)
- (February 29, 2008) from Cindy Weiner, President, St. Andrew's Ratepayers Association (PG13.4.20)
- (February 29, 2008) from Geoff Kettel, President, Leaside Property Owners Association Incorporated (PG13.4.21)
- (March 2, 2008) from Ben Daube, President, Sherwood Park Ratepayers' Association (PG13.4.22)
- (March 3, 2008) from Matthias Schlaepfer (PG13.4.23)
- (March 3, 2008) from Anna Traer, Director, Kingsway Park Ratepayers Inc. (PG13.4.24)

Speakers

Councillor Cliff Jenkins, Ward 25 Don Valley West

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

Financial Impact

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

Summary

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

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

Background Information

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

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

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	NO AMENDMENT			Ward: All
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Adoption of The Standards and Guidelines for the Conservation of Historic Places in Canada

City Council Decision

City Council on March 3, 4 and 5, 2008, adopted the following motions:

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

Committee Recommendations

The Planning and Growth Management Committee recommends 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.

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.

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

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.

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	AMENDED			Ward: All
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2008 Avenue Studies

City Council Decision

City Council on March 3, 4 and 5, 2008, adopted the following motions:

1. City Council endorse the following areas for study as Avenue in 2008:
 - a. Bloor Street West from Dundas Street West to Keele Street; and
 - b. Kingston Road from west of Danforth Avenue to east of Chine Drive in the Cliffside Community.

2. In accordance with Section 27-60, Removal of a Matter from Committee, Council assume the jurisdiction for the proposed Avenue Study of Yonge Street, from Cummer Avenue to Steeles Avenue, and the comprehensive analysis of that portion of Yonge Street, and that Council adopt the following:
 - a. the Avenue Study of Yonge Street, from Cummer Avenue to Steeles Avenue, be approved, consisting of two phases, Phase 1 to consist of a comprehensive analysis of traffic capacity on Yonge Street, from north of Steels Avenue to Highway 401 together with an examination of current and projected transit capacity during the peak period, immediately followed with Phase II, the Avenue Study, and direct that this study be done in 2009;
 - b. the Acting Chief Planner and Executive Director, City Planning, in consultation with the two local councillors, develop proposed terms of reference for the Avenue study, for approval by North York Community Council;
 - c. the Acting Chief Planner and Executive Director, City Planning, in consultation with the two local councillors, develop a plan for community consultation, for approval by North York Community Council; and
 - d. the Studies be conducted by North District staff, and that all reports be presented

to North York Community Council for recommendations to Council.

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

Committee Recommendations

The Planning and Growth Management Committee recommends 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;
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
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.

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.

Background Information

2008 Avenue Studies

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

Additional Background Information (City Council)

- Report (February 28, 2008) from the Acting Chief Planner and Executive Director, City Planning ([PG13.6a](#))

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

PG13.7	NO AMENDMENT			Ward: 33, 39, 40, 41
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Sheppard Corridor Study - Final Report

City Council Decision

City Council on March 3, 4 and 5, 2008, adopted the following motion:

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.

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

Committee Recommendations

The Planning and Growth Management Committee recommends 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.

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.

Background Information

Sheppard Corridor Study - Final Report

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

PG13.8	NO AMENDMENT			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

City Council Decision

City Council on March 3, 4 and 5, 2008, adopted the following motions:

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.

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

Committee Recommendations

The Planning and Growth Management Committee 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.

Background Information

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

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

Submitted Wednesday, February 13, 2008

Councillor Norman Kelly, Chair, Planning and Growth Management Committee