

Planning and Growth Management Committee

Meeting No.	16	Contact	Merle MacDonald, Committee Administrator
Meeting Date	Thursday, June 5, 2008	Phone	416-392-7340
Start Time	9:30 AM	E-mail	pgmc@toronto.ca
Location	Committee Room 1, City Hall		

Item		Page
PG16.1	Guidelines for the Design and Management of Bicycle Parking Facilities (Ward: All)	1
PG16.3	3585-3595 St. Clair Avenue East - Official Plan, Zoning, Subdivision Applications - Request for Direction (Ward: 35)	2
PG16.7	Municipal Code Chapter 910, Parking Machines Housekeeping Report (Ward: All)	4

Planning and Growth Management Committee

Meeting No.	16	Contact	Merle MacDonald, Committee Administrator
Meeting Date	Thursday, June 5, 2008	Phone	416-392-7340
Start Time	9:30 AM	E-mail	pgmc@toronto.ca
Location	Committee Room 1, City Hall		

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

Guidelines for the Design and Management of Bicycle Parking Facilities

City Council Decision

City Council on June 23 and 24, 2008, adopted the following motions:

1. City Council authorize the release of the Guidelines for the Design and Management of Bicycle Parking Facilities (Attachment 1.0) for consultation with stakeholders, appropriate City divisions, agencies, boards and commissions and other interested parties.
2. City Council authorize City Planning staff to apply the draft Guidelines, during the consultation period, in the review and approval of new developments and in the design and development of buildings owned and/or operated by the City of Toronto or any agency board or commission of the City of Toronto.
3. The Chief Planner and Executive Director, City Planning, report back to the Planning and Growth Management Committee at the conclusion of the consultation period, if modifications to the Guidelines are required.

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

Committee Recommendations

The Planning and Growth Management Committee recommends that:

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

2. City Council authorize City Planning staff to apply the draft Guidelines, during the consultation period, in the review and approval of new developments and in the design and development of buildings owned and/or operated by the City of Toronto or any Agency Board or Commission of the City of Toronto.
3. The Chief Planner and Executive Director, City Planning, report back to the Planning and Growth Management Committee at the conclusion of the consultation period if modifications to the Guidelines are required.

Financial Impact

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

Summary

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

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

Background Information (Committee)

Guidelines for the Design and Management of Bicycle Parking Facilities
<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-13045.pdf>
 Attachment
<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-13268.pdf>

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

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

City Council Decision

City Council on June 23 and 24, 2008, adopted the following motions:

1. City Council confirm the Planning and Growth Management Committee action to authorize and direct the City Solicitor, at the Pre-Hearing Conference scheduled for June 20, 2008, to seek an adjournment of the full Ontario Municipal Board Hearing

scheduled for August 25, 2008, on the basis that the City requires the submission of complete and current technical documentation in support of the latest subdivision, revisions to the Official Plan and rezoning applications, and a reasonable period of time for review.

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

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

Committee Recommendations

The Planning and Growth Management Committee recommends that:

1. City Council confirm the Planning and Growth Management Committee action to authorize and direct the City Solicitor, at the Pre-Hearing Conference scheduled for June 20, 2008, to seek an adjournment of the full Ontario Municipal Board Hearing scheduled for August 25, 2008, on the basis that the City requires the submission of complete and current technical documentation in support of the latest subdivision, revisions to the Official Plan and rezoning applications, and a reasonable period of time for review.
2. Should the Board hearing scheduled for August 25, 2008 not be adjourned, the City Solicitor and appropriate City staff be directed to oppose the planning applications in their current form unless the applications adequately address the issues set out in Attachment 3 of this report to the satisfaction of the Chief Planner and Executive

Director, City Planning.

3. City Council authorize and direct the City Solicitor, in consultation with appropriate City staff, to continue discussions and negotiations with the applicant to achieve improvements to the proposed development to address the issues set out in Attachment 3 of this report and to secure such matters as may be appropriate to protect the City's interests.
4. City Council authorize and direct the City Solicitor to make every effort to secure the City's full and proper interests in any approvals by the Ontario Municipal Board, including appropriate Section 37 benefits and ensuring that no Order approving the official plan or rezoning amendments be issued by the Board until such time as the owner has executed subdivision and Section 37 agreements with the City of Toronto.
5. City Council confirm that the larger area land use review initiated in 1999 be deemed to be concluded on the basis that no conversions of the employment lands to the west of the subject property for non-employment purposes are currently proposed. Any future proposals for conversion will be considered within the Provincial Policy Statement, Growth Plan and Official Plan policy context in effect at that time.

Committee Decision Advice and Other Information

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

Financial Impact

The recommendations in this report have no financial impact.

Summary

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

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

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

This report is being submitted to Planning and Growth Management Committee as it deals with

changes to employment lands. The report reviews the status of the applications and recommends appropriate directions to the City Solicitor and other City staff in regard to these appeals.

Background Information (Committee)

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

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

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

Municipal Code Chapter 910, Parking Machines Housekeeping Report

City Council Decision

City Council on June 23 and 24, 2008, adopted the following motions:

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

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

Committee Recommendations

The Planning and Growth Management Committee recommends that:

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

Financial Impact

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

Summary

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

Background Information (Committee)

Municipal Code Chapter 910, Parking Machines Housekeeping Report
(<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-13111.pdf>)

Submitted Thursday, June 5, 2008

Councillor Norman Kelly, Chair, Planning and Growth Management Committee