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## Planning and Growth Management Committee

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|---------------------|-------------------------------|----------------|--|
| <b>Meeting No.</b>  | 18                            | <b>Contact</b> | Merle MacDonald, Committee Administrator |
| <b>Meeting Date</b> | Wednesday, September 10, 2008 | <b>Phone</b>   | 416-392-7340                             |
| <b>Start Time</b>   | 9:30 AM                       | <b>E-mail</b>  | pgmc@toronto.ca                          |
| <b>Location</b>     | Committee Room 1, City Hall   |                |  |

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| <b>Location</b>     | Committee Room 1, City Hall   |                |  |

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|--------|---------|--|--|-----------|
| PG18.1 | Amended |  |  | Ward: All |
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### **Revised Official Plan Amendment to Authorize Section 37 Funding of Heritage Conservation District Studies as an Eligible Community Benefit**

#### **City Council Decision**

City Council on September 24 and 25, 2008, adopted the following motions:

1. In accordance with the directions of City Council, the Official Plan be amended substantially in accordance with the draft Official Plan Amendment submitted as Appendix A to the report (August 20, 2008) from the Chief Planner and Executive Director, City Planning, subject to:
  - a. substituting the revised main body text of the draft amendment and Schedule A, as contained in Appendix A to the report (September 24, 2008) to Council from the Chief Planner and Executive Director, City Planning; and
  - b. substituting the revised Maps 5 and 6 attached to the supplementary report (August 21, 2008) from the Chief Planner and Executive Director, City Planning.
2. Council advise Members of Council and City staff involved in negotiating Section 37/45 community benefits that, where funds for Heritage Conservation District (HCD) studies are being secured, and there is a possibility that not all such funds may ultimately be needed for HCD studies, alternative purposes for such funds be specified in the Section 37 agreements in accordance with the policies of the Official Plan.
3. City Council request the Chief Planner and Executive Director, City Planning, to correct the error in Schedule B relating to Heritage District No. 37 which refers to Glen Park as Glenwood.

4. The following motion be referred to the Chief Planner and Executive Director, City Planning, for a report to the Planning and Growth Management Committee:

Moved by Councillor Moscoe:

That Schedule A be amended to include Elia as a heritage district which would encompass an area that includes Black Creek Pioneer Village and the Parson's archaeological site.

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*Statutory - Planning Act, RSO 1990*

(August 20, 2008) Report from Chief Planner and Executive Director, City Planning

### **Committee Recommendations**

The Planning and Growth Management Committee recommends that:

1. In accordance with the directions of City Council, Council amend the Official Plan substantially in accordance with the draft Official Plan Amendment submitted as Appendix A to the report (August 20, 2008) from the Chief Planner and Executive Director, City Planning, subject to:
  - a. amending the fourth paragraph under item 1 of the attachment to Appendix A, entitled "Amendment No. 38 to the Official Plan", to read:
 

"For clarity, funding of Heritage Conservation District studies is not an eligible Section 37 community benefit with respect to developments proposed within the North York Centre, Sheppard East Subway Corridor or Central Finch Area Secondary Plans."
  - b. substituting the revised Schedule A and Maps 5 and 6, respectively, attached to the supplementary report (August 21, 2008) from the Chief Planner and Executive Director, City Planning.
2. Council advise Members of Council and City staff involved in negotiating Section 37/45 community benefits that where funds for Heritage Conservation District studies are being secured, and there is a possibility that not all such funds may ultimately be needed for HCD studies, alternative purposes for such funds be specified in the Section 37 agreements.

### **Committee Decision Advice and Other Information**

The Planning and Growth Management Committee:

1. held a public meeting on September 10, 2008, and notice was given in accordance with the Planning Act;

2. instructed staff to consult with Councillors and deputants regarding the proposed amendments in the communication (September 8, 2008) from George S. Belza, Partner, ANALOGICA, (Item 18.1.4), and bring forward appropriate amendments to Council on September 24, 2008.

### **Financial Impact**

The recommendations of this report will have no financial impact.

### **Summary**

This report implements the City Council direction provided at its November 19 and 20, 2007 meeting to adopt in principle the Official Plan amendment wording, to include mapping of individual potential Heritage Conservation Districts (HCDs), and to also address refinements resulting from further stakeholder and community consultation. Specific Potential HCDs have been mapped, and Section 37 funding of HCD studies will be permitted as part of a proposed development that is within or in close proximity to such specifically mapped areas. The proposed OPA includes text descriptions of those Potential HCDs for which Council has not yet authorized HCD studies, and such text will be used to help determine whether a proposed development is within or in close proximity.

It is possible that not all Section 37 funds contributed by a proposed development for HCD study purposes will be needed for HCD studies. As a result, staff recommend that alternative uses for such funds be specified in Section 37 agreements, to provide needed flexibility in the use of the funds. In accordance with the directions of City Council, the adoption of the proposed Official Plan Amendment attached as Schedule A to this report is recommended.

### **Background Information (Committee)**

Section 37 Funding of Heritage Conservation District Studies  
<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-15304.pdf>

### **Background Information (City Council)**

(September 24, 2008) supplementary report from the Chief Planner and Executive Director, City Planning (PG18.1b)  
<http://www.toronto.ca/legdocs/mmis/2008/cc/bgrd/backgroundfile-15917.pdf>

### **Communications (City Council)**

(September 16, 2008) e-mail from George Belza, Partner, ANALOGICA (CC.Main.PG18.1.8)  
 (September 22, 2008) e-mail from George Belza, Partner, ANALOGICA (CC.Supp.PG18.1.9)

### **Speakers (Committee)**

George Milbrandt, Co-Chair, FoNTRA  
 George S. Belza, Edithvale-Yonge Community Association  
 William Roberts, on behalf of FoNTRA and CORRA  
 Madeleine McDowell, Etobicoke York Community Preservation Panel  
 Councillor Cliff Jenkins, Ward 25 Don Valley West  
 Councillor Frances Nunziata, Ward 11 York South-Weston

## 1a Supplementary Report: Revised Official Plan Amendment to Authorize Section 37 Funding of Heritage Conservation District Studies

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

### Summary

This is a supplementary report to a report (August 20, 2008) currently before Planning and Growth Management Committee regarding a proposed Official Plan Amendment (OPA) to authorize Section 37 funding of Heritage Conservation District (HCD) studies as an eligible Section 37 benefit. Minor revisions are required to a schedule and maps that form part of the proposed Official Plan Amendment attached as Appendix A to that report. The effect of these revisions is to eliminate one Potential HCD and merge two others to form one.

This report recommends that the attached revised Schedule A and Map Nos. 5 and 6 be substituted for the originals in Appendix A to the August 20, 2008 report.

### Background Information (Committee)

Supplementary Report Section 37 HCD

<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-15306.pdf>

### Communications (Committee)

(August 26, 2008) letter from Jane Beecroft, President, Community History Project (PG.Main.PG18.1.1)

(September 5, 2008) letter from Paula J. Tenuta, Director, Municipal Government Relations, Building Industry and Land Development Association (PG.Supp.PG18.1.2)

(September 3, 2008) letter from Dr. Myra Nan Rosenfeld Little (PG.Supp.pg18.1.3)

(September 8, 2008) e-mail from George S. Belza, Partner, ANALOGICA (PG.Supp.PG18.1.4)

(September 9, 2008) e-mail from Mary Louise Ashbourne, Chair, Etobicoke York Community Preservation Panel (PG.New.PG18.1.5)

(September 9, 2008) e-mail from Susan Stock (PG.New.PG18.1.6)

(September 10, 2008) e-mail from George Milbrandt and Peter Baker, Co-Chairs, FoNTRA (PG.New.PG18.1.7)

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| PG18.2 | Amended |  |  | Ward: All |
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## Final Report - Amendment to the Official Plan Regarding Complete Applications

### City Council Decision

City Council on September 24 and 25, 2008, adopted the following motions:

1. City Council amend the Official Plan substantially in accordance with the draft official

plan amendment submitted as Attachment 1 to the report (July 30, 2008) from the Chief Planner and Executive Director, City Planning.

2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft official plan amendment as may be required.
3. City Council adopt the draft delegation by-law substantially in accordance with the attached by-law submitted as Attachment 2.
4. Upon the coming into effect of the official plan amendment on Complete Applications, the Chief Planner will take the necessary steps to implement the revisions to the Development Approval Application Form as contained in Attachment 1.
5. The following motion be referred to the Chief Planner and Executive Director, City Planning, for a report to the Planning and Growth Management Committee:

Moved by Councillor Moscoe:

1. City Council become pro-active and once a completed planning application has been filed, staff estimate the time that will be required to process the application.
2. If it appears that the application will require a longer time to process, the Ontario Municipal Board and the applicant be notified, in a format similar to the following:

*“Please be advised that Application \_\_\_\_\_ was filed with the City on \_\_\_\_\_. This is a complex application that, in accordance with the Complete Application Policy adopted by Council on September 24 and 25, 2008, will require a number of studies to be undertaken by the applicant including: \_\_\_\_\_. Provided that the applicant has filed all of these studies in a timely manner, it is estimated that this application will require \_\_\_\_\_ months to properly process and to undertake an appropriate public consultation process. The Applicant has been so notified.”*

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*Statutory - Planning Act, RSO 1990*

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

### **Committee Recommendations**

The Planning and Growth Management Committee recommends that City Council:

1. Amend the Official Plan substantially in accordance with the draft official plan amendment submitted as Attachment 1 to the report (July 30, 2008) from the Chief

Planner and Executive Director, City Planning.

2. Authorize the City Solicitor to make such stylistic and technical changes to the draft official plan amendment as may be required.
3. Adopt the draft delegation by-law substantially in accordance with the attached by-law submitted as Attachment 2.
4. Direct that City Planning's Development Approval Application Form be amended substantially in accordance with the Development Approval Application Form submitted as Attachment 3.

### **Committee Decision Advice and Other Information**

The Planning and Growth Management Committee:

1. held a public meeting on September 10, 2008, and notice was given in accordance with the Planning Act;
2. referred the communication (September 8, 2008) from George S. Belza, Partner, ANALOGICA, (Item 18.2.4), to the Chief Planner and Executive Director, City Planning, so that the necessary amendments to the form can be included as part of the information being forwarded to the September 24, 2008 meeting of City Council.

### **Financial Impact**

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

### **Summary**

New provisions to the Planning Act came into effect on January 1, 2007. Among these provisions is the ability for a municipality to determine what studies are required to properly evaluate an application. In order to implement the Act's new provision an official plan amendment is required.

This report implements Planning and Growth Management Committee's (PGM) direction of July 2, 2008. At this meeting PGM directed staff to prepare an official plan amendment (OPA) to address the minimum complete application requirements for official plan and zoning by-law amendment applications and for plan of subdivision, plan of condominium, and consent to sever applications. The OPA also addresses the submission requirements for site plan control applications. In addition, this report implements changes directed by PGM to the draft delegation by-law related to the OPA and changes to the Development Application Form.

### **Background Information (Committee)**

Final Report Complete Applications

<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-15303.pdf>

### **Background Information (City Council)**

(September 22, 2008) supplementary report from the Chief Planner and Executive Director,

City Planning (PG18.2a)

(<http://www.toronto.ca/legdocs/mmis/2008/cc/bgrd/backgroundfile-15889.pdf>)

### **Communications (Committee)**

- (July 11, 2008) e-mail from Stephen Upton, Vice President, Development TRIDEL (PG.Main.PG18.2.1)
- (July 11, 2008) letter from Paula J. Tenuta (PG.Main.PG18.2.2)
- (July 12, 2008) e-mail from George S. Belza, Partner, ANALOGICA (PG.Main.PG18.2.3)
- (September 8, 2008) e-mail from George S. Belza, Partner, ANALOGICA (PG.Supp.PG18.2.4)
- (September 8, 2008) letter from Paula J. Tenuta, Building Industry and Land Development Association (PG.Supp.PG18.2.5)
- (September 10, 2008) e-mail from George Milbrandt and Peter Baker, Co-Chairs, FoNTRA (PG.New.PG18.2.6)
- (September 9, 2008) e-mail from Nupur Malaviya, Davies Howe Partners (Submission by the Conservatory Group) (PG.New.PG18.2.7)
- (September 9, 2008) e-mail from Nupur Malaviya, Davies Howe Partners (Submission by Oxford Properties Group) (PG.New.PF18.2.8)
- (September 9, 2008) e-mail from Nupur Malaviya, Davies Howe Partners (Submission by Dorsay Development Corporation) (PG.New.PG18.2.9)
- (September 9, 2008) e-mail from Nupur Malaviya, Davies Howe Partners (Submission by Aspen Ridge Homes) (PG.New.PG18.2.10)
- (September 9, 2008) e-mail from Nupur Malaviya, Davies Howe Partners (Submission by Cadillac Fairview Corporation) (PG.New.PG18.2.11)
- (September 9, 2008) fax from Dalton C. Shipway (PG.New.PG18.2.12)

### **Communications (City Council)**

- (September 10, 2008) letter from Nupur Malaviya, Davies Howe Partners (CC.Main.PG18.2.13)
- (September 16, 2008) e-mail from George Belza, Partner, ANALOGICA (CC.Main.PG18.2.14)
- (September 22, 2008) e-mail from George Belza, Partner, ANALOGICA (CC.Supp.PG18.2.15)
- (September 25, 2008) letter from William H. Roberts, Barrister and Solicitor (CC.New.PG18.2.16)

### **Speakers (Committee)**

- Peter Baker, Co-Chair, FoNTRA
- George Milbrandt, Co-Chair, FoNTRA
- George S. Belza, on behalf of FoNTRA and CORRA
- William Roberts, on behalf of FoNTRA and CORRA
- Paula J. Tenuta, Building Industry and Land Development Association
- Dalton C. Shipway
- Councillor Cliff Jenkins, Ward 25 Don Valley West

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| PG18.4 | Adopted |  | Ward: All |
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## Approval of 2008 Toronto Heritage Grant Awards

### City Council Decision

City Council on September 24 and 25, 2008, adopted the following motions:

1. City Council approve awards for the 2008 Toronto Heritage Grant Program for the 23 heritage properties in the City of Toronto, as set out below, to assist in funding the scope of restoration work generally described in Attachment No. 1 of this report, in accordance with the Terms and Conditions of the Toronto Heritage Grant Program previously approved by City Council:
  - a. 7 Bin-Scarth Road, house, \$7,500;
  - b. 18 Boswell Avenue, house, \$10,000;
  - c. 270 Carlton Street, house, \$7,000;
  - d. 63 Delburn Drive, house, \$10,000;
  - e. 3 Draper Street, house, \$10,000;
  - f. 5 Draper Street, house, \$10,000;
  - g. 11 Draper Street, house, \$10,000;
  - h. 16 Draper Street, house, \$10,000;
  - i. 10 Elm Avenue, John Blaikie/Hugh Ryan House, \$10,000;
  - j. 93 Gloucester Street, house, \$10,000;
  - k. 2577 Kennedy Road, Elmridge House, \$10,000;
  - l. 82 Lowther Avenue, house, \$10,000;
  - m. 512 Queen Street West, commercial building, \$28,950;
  - n. Richview Cemetery, \$5,000;
  - o. 55 Roxborough Drive, house, \$10,000;
  - p. 16 Ryerson Avenue, stables (now Theatre Passe Muraille), \$10,000;
  - q. 451 Sackville Street, house, \$10,000;
  - r. 453 Sackville Street, house, \$10,000;
  - s. 69 Spadina Road, Arthur R. Boswell House, \$10,000;
  - t. 26 Sword Street, house, \$10,000;
  - u. 56 Wellesley Street East, Paul Kane House, \$10,000;
  - v. 396 Wellesley Street East, house, \$3,600;
  - w. 76 Wychwood Avenue, Wychwood Car Barns, \$28,950.
  
2. Use of the grant awards outlined in Recommendation 1 of the report, be limited to only the proposed restoration work approved by the Chief Planner and Executive Director, City Planning Division, and that issuing of the grant award be subject to the grant recipient satisfying all conditions as set out in the Letter of Understanding between the City and the grant recipient.

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(August 20, 2008) Report from Chief Planner and Executive Director, City Planning

### Committee Recommendations

The Planning and Growth Management Committee recommends that:

1. City Council approve awards for the 2008 Toronto Heritage Grant Program for the 23 heritage properties in the City of Toronto, as set out below, to assist in funding the scope of restoration work generally described in Attachment No. 1 of this report, in accordance with the Terms and Conditions of the Toronto Heritage Grant Program previously approved by City Council:
  - a. 7 Bin-Scarth Road, house, \$7,500;
  - b. 18 Boswell Avenue, house, \$10,000;
  - c. 270 Carlton Street, house, \$7,000;
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  - g. 11 Draper Street, house, \$10,000;
  - h. 16 Draper Street, house, \$10,000;
  - i. 10 Elm Avenue, John Blaikie/Hugh Ryan House, \$10,000;
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  - k. 2577 Kennedy Road, Elmridge House, \$10,000;
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  - w. 76 Wychwood Avenue, Wychwood Car Barns, \$28,950.
  
2. Use of the grant awards outlined in Recommendation 1 of the report, be limited to only the proposed restoration work approved by the Chief Planner and Executive Director, City Planning Division, and that issuing of the grant award be subject to the grant recipient satisfying all conditions as set out in the Letter of Understanding between the City and the grant recipient.

### **Financial Impact**

There are no financial implications resulting from the adoption of this report. This report recommends grant awards for the 2008 Toronto Heritage Grant Program based on the 2008 budget approved by City Council.

### **Summary**

This report recommends that City Council approve the recommended grant awards for the 2008 Toronto Heritage Grant Program as set out in this report.

### **Background Information (Committee)**

Approval of 2008 Toronto Heritage Grant Awards  
(<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-15308.pdf>)

*Submitted Wednesday, September 10, 2008  
Councillor Norman Kelly, Chair, Planning and Growth Management Committee*