

## Planning and Growth Management Committee

<b>Meeting No.</b>	19	<b>Contact</b>	Merle MacDonald, Committee Administrator
<b>Meeting Date</b>	Tuesday, October 14, 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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## Planning and Growth Management Committee

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<b>Start Time</b>	9:30 AM	<b>E-mail</b>	<a href="mailto:pgmc@toronto.ca">pgmc@toronto.ca</a>
<b>Location</b>	Committee Room 1, City Hall		

PG19.1	Amended			Ward: 2
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### Community Improvement Plan to Provide Financial Incentives for Woodbine Live!

#### City Council Decision

City Council on October 29 and 30, 2008, adopted the following motions:

1. City Council adopt the Community Improvement Plan for the Woodbine Live! Transformative Project, submitted as Attachment 1 to the report, subject to:
  - a. inserting an additional sentence at the end of Section 8.8 of the Woodbine Community Improvement Plan, as follows:

“The Owner shall use reasonable commercial efforts to have its tenants participate in the Local Hiring and Employment Strategy.”; and
  - b. amending the third bullet point in Section 8.8, part (iii) entitled “Priority Hiring Process”, to read:

“Priority hiring of qualified candidates, as appropriate, referred through the Employment Centre and graduates of customized employment and training initiatives.”.
2. City Council authorize the City Solicitor to make such technical and stylistic changes to the draft community improvement plan by-law as may be required.
3. City Council authorize City staff to introduce the necessary bill to implement the foregoing.

4. City Council authorize the General Manager of Economic Development Culture and Tourism to execute financial incentive agreements to implement the financial incentives program for the Woodbine Live! Transformative Project.
5. City Council not establish local employment targets and related financial penalties and measures to collect personal income data relating to local employment targets.
6. City Council direct City staff to further develop performance indicators for the Local Hiring and Training Program and to include such performance indicators as may be appropriate in the Financial Incentives Agreement to be executed with Woodbine Live!.

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*Statutory – Planning Act, RSO 1990*

(September 30, 2008) Report from Deputy City Manager Sue Corke and Chief Planner and Executive Director, City Planning

### **Committee Recommendations**

The Planning and Growth Management Committee recommends that City Council:

1. Adopt the Community Improvement Plan for the Woodbine Live! Transformative Project, submitted as Attachment 1 to the report, subject to:
  - a. inserting an additional sentence at the end of Section 8.8 of the Woodbine Community Improvement Plan, as follows:

“The Owner shall use reasonable commercial efforts to have its tenants participate in the Local Hiring and Employment Strategy.”;
  - b. amending the third bullet point in Section 8.8, part (iii) entitled “Priority Hiring Process”, to read:

“Priority hiring of qualified candidates, as appropriate, referred through the Employment Centre and graduates of customized employment and training initiatives.”
2. Authorize the City Solicitor to make such technical and stylistic changes to the draft community improvement plan by-law as may be required.
3. Authorize City staff to introduce the necessary bill to implement the foregoing.
4. Authorize the General Manager of Economic Development Culture and Tourism to execute financial incentive agreements to implement the financial incentives program for the Woodbine Live! Transformative Project.

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

The Planning and Growth Management Committee:

1. held a public meeting on October 14, 2008, and notice was given in accordance with the Planning Act;
2. referred Councillor Vaughan's motion to the General Manager of Economic Development, Culture and Tourism for report to Council on October 29, 2008:
  - a. that the previous year's local employment levels form the base for the next year and as such become a target. Further, that there be a financial penalty if the year-to-year target is not met, and that the penalty be invested in the onsite Training Centre.
  - b. that average income levels be reported out annually for locally based employees, measured against the average for the total employment base.
3. requested the General Manager of Economic Development, Culture and Tourism to report to Council annually on the achievement of the eligibility requirements (8.4) for the Enhanced Development Grants for the Woodbine Community Improvement Plan, including details related to (8.8) Local Hiring and Training Program and (9.3 i) which relates to reporting on jobs; and
4. directed Legal and Clerk's staff to determine a method for making available to Councillors, interested parties and the public the Financial Incentive Agreement.

### **Financial Impact**

This report recommends the adoption of a site-specific Community Improvement Plan which will implement Council's direction. There are no additional financial impacts to those outlined in the staff report considered by Council when it approved the project in principle.  
<http://www.toronto.ca/legdocs/mmis/2007/cc/decisions/2007-07-16-cc11-dd.pdf>

### **Summary**

At its meeting of July 15-17, 2008, City Council approved in principle, the Woodbine Live! project as a "Transformative Project", along with financial incentives to support the development.

This report recommends the adoption of a site-specific Community Improvement Plan, pursuant to Section 28 of the Planning Act, to implement the financial incentives in support of the Woodbine Live! project.

This report also responds to Council's request that staff report on:

- the local hiring and training program;
- public access to the outdoor open space and amenity features of the project; and
- how these features will be secured through appropriate agreements.

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

Community Improvement Plan to Provide Financial Incentives for Woodbine Live!  
<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-16013.pdf>

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

Supplementary report (October 22, 2008) from the Deputy City Manager, Cluster A (PG19.1a)  
<http://www.toronto.ca/legdocs/mmis/2008/cc/bgrd/backgroundfile-16576.pdf>

### **Communications (Committee)**

(October 8, 2008) e-mail from Steven Tufts (PG.New.PG19.1.1)

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

(October 28, 2008) letter from Stephen Diamond, Diamond Corp. (CC.New.PG19.1.2)

### **Speakers (Committee)**

Nick Eaves, Woodbine Entertainment Group  
 Blake Cordish, The Cordish Company, The Power Plant  
 Alister R. Mathieson, Humber Institute of Technology and Advanced Learning  
 Paul Clifford, UNITE HERE Local 75  
 Mohamed Yusuf  
 Cadigia Ali  
 Zeleda Davis  
 Guled Warsame  
 Israt Ahmed, Community Social Planning Council of Toronto Applewood, The Shaver  
 Homestead  
 Herman Todd, Albion Neighbourhood Services  
 Kay Blair, Community MicroSkills Development Centre  
 Steve Diamond, Diamond Corporation  
 Councillor Janet Davis, Ward 31 Beaches-East York  
 Councillor Susan Hall, Ward 1 Etobicoke North  
 Councillor Cliff Jenkins, Ward 25 Don Valley West

PG19.2	Adopted			Ward: All
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## **Zoning By-law Amendments to Restrict Shooting Ranges and Gun Manufacturers**

### **City Council Decision**

City Council on October 29 and 30, 2008, adopted the following motions:

1. City Council enact the Firing Range and Firearms Manufacturing Zoning By-law Amendment for the City of Toronto substantially in accordance with the draft zoning by-law identified as Attachment 1 of the report.

2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft zoning by-law amendment as may be required.
3. City Council request the Chief Planner and Executive Director of the City Planning Division to incorporate these amendments into the new Zoning By-law and report at that time on any other recommendations necessary to achieve their intent.

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*Statutory - Planning Act, RSO 1990*

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

### **Committee Recommendations**

The Planning and Growth Management Committee recommends that City Council:

1. Enact the Firing Range and Firearms Manufacturing Zoning By-law Amendment for the City of Toronto substantially in accordance with the draft zoning by-law identified as Attachment 1 of the report.
2. Authorize the City Solicitor to make such stylistic and technical changes to the draft zoning by-law amendment as may be required.
3. Request the Chief Planner and Executive Director of the City Planning Division to incorporate these amendments into the new Zoning By-law and report at that time on any other recommendations necessary to achieve their intent.

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

The Planning and Growth Management Committee held a public meeting on October 14, 2008, and notice was given in accordance with the Planning Act.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **Summary**

This report presents a by-law to regulate the permissions for the establishment of uses involved in the making or discharging of firearms in the City of Toronto.

Council is concerned with the significant impact to public health and safety that emanates from the existence of firearms violence, in particular handguns, within the community. Through its 2004 Community Safety Plan, Council has established a balanced approach of prevention and enforcement efforts through its “Making a Safe City Safer” initiative. However, the persistence of gun related violence has caused Council to consider options for further actions. In a recent report entitled “City Based Measures to Address Gun Violence”, Council adopted actions strengthening its support for innovative prevention programs, engaging in an active national advocacy campaign, establishing a policy deeming uses that promote firearms use as unacceptable at City owned facilities and, employing its land use regulatory authority in order

to reduce the availability and use of handguns consistent with its efforts on “Making a Safe City Safer” initiative.

In regulating the use of land through its Official Plan and Zoning By-law, City Council is obligated to have regard to the matters of Provincial interest outlined in the Planning Act. Among are statements calling for development of safe and healthy communities and the protection of public health and safety. The Official Plan already calls for the development of an attractive and safe community. What follows are zoning by-law amendments that help achieve the vision of a safe community and are consistent with Council’s approach to firearms violence. In particular, this report recommends restrictions on the as-of-right permission to establish shooting ranges and gun manufacturers.

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

Zoning By-law Amendments to Restrict Shooting Ranges and Gun Manufacturers  
<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-16006.pdf>

### **Communications (Committee)**

(September 30, 2008) e-mail from G. M. Richardson (PG.Main.PG19.2.1)  
 (September 30, 2008) e-mail from Lothar Schindler (PG.Main.PG19.2.2)  
 (October 9, 2008) e-mail from Lou Marxer, Range Officer, West Toronto Revolver Association (PG.New.PG19.2.3)  
 (October 10, 2008) letter from William H. Roberts (PG.New.PG19.2.4)  
 (October 14, 2008) submission from Greg Farrant, Ontario Federation of Anglers and Hunters (PG.New.PG19.2.5)  
 (October 14, 2008) submission from Dr. Judith Ross, Director, Canadian Shooting Sports Association (PG.New.PG19.2.6)

### **Speakers (Committee)**

William H. Roberts  
 Greg Farrant, Ontario Federation of Anglers and Hunters  
 Judith Ross, Director, Canadian Shooting Sports Association

PG19.5	Adopted			Ward: All
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## **Maximum Floorplates in Older Commercial Areas**

### **City Council Decision**

City Council on October 29 and 30, 2008, adopted the following motion:

1. City Council receive the report (September 23, 2008) from the Chief Planner and Executive Director of City Planning for information.

(September 23, 2008) Report from Chief Planner and Executive Director, City Planning

### **Committee Recommendations**

The Planning and Growth Management Committee recommends that City Council:

1. receive the report (September 23, 2008) from the Chief Planner and Executive Director of City Planning for information.

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

The Planning and Growth Management Committee requested the:

1. Chief Planner and Executive Director of City Planning to submit a report to the Committee, as soon as possible, on a proposal for a floorplate by-law for the Queen Street West Heritage Conservation District; and
2. Chief Planner and Executive Director of City Planning to submit a report to the Committee, as soon as possible, on a by-law with thresholds for new development that replicates existing and established floorplate ratios.

### **Financial Impact**

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

### **Summary**

This report responds to Council's July 2007 direction to report on a by-law to implement a maximum floorplate by-law to protect older commercial districts and small businesses in older neighbourhoods. The aim is to retain affordable rental space for small business on these traditional shopping streets.

The report concludes that there is little evidence that the older commercial strips are being affected by large stores, and that regulating the floorplate size would be an inappropriate technique for addressing the issue. No changes to the zoning by-laws are recommended at this time.

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

Maximum Floorplates in Older Commercial Areas

(<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-15996.pdf>)

PG19.6	Adopted			Ward: All
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### **Conversion of Rental Housing to Co-ownership**

### **City Council Decision**



City Council on October 29 and 30, 2008, adopted the following motion:

1. City Council direct City staff to meet with Provincial staff to develop a protocol that would enable Provincial staff to:
  - a. not register applications that involve rental conversions under the Business Corporations Act for co-ownerships and under the Co-operative Corporations Act for equity co-operatives or co-operatives with share capital, or
  - b. defer the incorporation of co-ownerships and equity co-operatives until the City has issued a permit in favour of the conversion of the rental property under the authority of the City of Toronto Act, and
  - c. ensure that any prospective registrant under the Business Corporations Act or the Co-operative Corporations Act are fully advised of the City's position regarding the establishment of co-ownerships or equity co-operatives through the conversion of residential rental properties, in advance of such corporations being registered, and
  - d. provide the City, on a semi-annual basis, with a list of any corporations registered with the Province for the purpose of co-ownership of rental property in the City of Toronto so that the City might monitor activity and, if required, take appropriate legal action.

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

### **Committee Recommendations**

The Planning and Growth Management Committee recommends that City Council:

1. Direct City staff to meet with Provincial staff to develop a protocol that would enable Provincial staff to:
  - a. not register applications that involve rental conversions under the Business Corporations Act for co-ownerships and under the Co-operative Corporations Act for equity co-operatives or co-operatives with share capital, or
  - b. defer the incorporation of co-ownerships and equity co-operatives until the City has issued a permit in favour of the conversion of the rental property under the authority of the City of Toronto Act, and
  - c. ensure that any prospective registrant under the Business Corporations Act or the Co-operative Corporations Act are fully advised of the City's position regarding the establishment of co-ownerships or equity co-operatives through the conversion of residential rental properties, in advance of such corporations being registered, and

- d. provide the City, on a semi-annual basis, with a list of any corporations registered with the Province for the purpose of co-ownership of rental property in the City of Toronto so that the City might monitor activity and, if required, take appropriate legal action.

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

The Planning and Growth Management Committee requested the City Solicitor to report to Council on October 29, 2008, on the concept of appropriate legal action referred to in Recommendation 1 d. of the staff report.

### **Financial Impact**

There are no financial impacts beyond what has already been approved in the City Planning Division's 2008 Operating Budget.

### **Summary**

This report responds to a request from Planning and Growth Management Committee that the Chief Planner and Executive Director report on a policy or by-law regulating the conversion of rental housing to co-ownership. Council previously dealt with this matter as part of the implementation of Section 111 of the City of Toronto Act. Chapter 667 of the Municipal Code, which was enacted in July 2007, prohibits the conversion of rental housing to any form of co-ownership without a permit from City Council.

Unlike conversion to condominium, where the City is the approval authority for the creation of a condominium, the creation of a corporation (either under the Business Corporations Act or the Co-operative Corporations Act) is a Provincial responsibility. Thus, while the City's Code prohibits this conversion, the means to effectively achieve this is not within the City's direct control. Consequently, the City's ability to enforce the Code's provisions is largely a rearguard action, that is, prosecution after the fact.

On August 25<sup>th</sup>, the Mayor wrote to the Ministers of Municipal Affairs and Housing, Government Services and Finance/Financial Services Commission and requested that the Province implement one of the following two options: prohibit the registration of businesses operating as co-ownerships and equity co-operatives that involve the conversion of rental buildings; or, defer the incorporation of these types of properties until such time as the City has issued a permit in favour of the conversion of the property. Provincial staff have agreed to meet with City staff to discuss this issue.

This report recommends that Council direct staff to work with the Province to assist in achieving a more proactive approach to regulating the conversion of rental housing to co-ownerships and equity co-ops in the City, consistent with the intent of the powers that were provided under the City of Toronto Act.

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

Conversion of Rental Housing to Co-ownership

(<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-15994.pdf>)

**Background Information (City Council)**

Supplementary report (October 28, 2008) from the City Solicitor (PG19.6a)  
(<http://www.toronto.ca/legdocs/mmis/2008/cc/bgrd/backgroundfile-16948.pdf>)

*Submitted Tuesday, October 14, 2008*

*Councillor Norman Kelly, Chair, Planning and Growth Management Committee*