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## Planning and Growth Management Committee

<b>Meeting No.</b>	22	<b>Contact</b>	Merle MacDonald, Committee Administrator
<b>Meeting Date</b>	Thursday, January 8, 2009	<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	<b>Chair</b>	Councillor Norman Kelly

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Planning and Growth Management Committee		
Councillor Norman Kelly (Chair) Councillor Peter Milczyn	Councillor Frank Di Giorgio Councillor John Filion	Councillor Michael Thompson Councillor Adam Vaughan

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**Declarations of Interest under the Municipal Conflict of Interest Act****Confirmation of Minutes – December 8, 2008****Speakers/Presentations – A Complete list will be distributed at the meeting****Communications/Reports**

PG22.1	ACTION			
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**Election of Vice Chair****Origin**

(January 8, 2009) Member Motion from Chair or Member

**Summary**

The Chair called for nominations for the Office of Vice-Chair of the Planning and Growth Management Committee for the term of office expiring on November 30, 2010.

PG22.2	ACTION	10:00 AM		Ward: 14, 19, 20
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**Official Plan Amendment for Front Street West – Final Report**

*Statutory - Planning Act, RSO 1990*

**Origin**

(December 8, 2008) Report from Chief Planner and Executive Director, City Planning

**Recommendations**

The City Planning Division recommends that:

1. City Council amend the Official Plan substantially in accordance with the draft official plan amendment presented in Attachment 1 of the report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft official plan amendment as may be required.

**Summary**

This report recommends amending the City of Toronto's Official Plan by deleting the reference to Front Street West between Bathurst Street and the F.G. Gardiner Expressway from "Schedule 2: The Designation of Planned but Unbuilt Roads".

Consistent with City decisions to withdraw funding for the construction for the westerly extension of Front Street to connect to the Gardiner Expressway, it is recommended that this planned section of road be de-listed from Schedule 2 of the Official Plan.

## Financial Impact

The recommendations in this report have no financial impact.

## Background Information

Official Plan Amendment for Front Street West Final Report  
<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-17906.pdf>

## Communications

(November 25, 2008) letter from Hamish Wilson (PG.Main.PG22.2.1)

PG22.3	ACTION	10:15 AM		Ward: All
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## Amendment to the Official Plan – Additional Site Plan Control Powers – Final Report

*Statutory - Planning Act, RSO 1990*

## Origin

(December 10, 2008) Report from Chief Planner and Executive Director, City Planning

## Recommendations

The City Planning Division recommends that:

1. City Council amend the Official Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment 1 of the report.
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 direct the Chief Planner and Executive Director to bring forward the Site Plan Control By-law amendments to implement the additional Site Plan Control powers dealing with exterior design and sustainable design in adjacent rights-of-way in the second quarter of 2009 upon the proposed Official Plan policies coming into effect.

## Summary

On January 1, 2007, the Province transferred the majority of the City's Site Plan Control powers from Section 41 of the Planning Act to Section 114 the City of Toronto Act. The Act provides two additional Site Plan Control powers dealing with exterior design of buildings and sustainable design elements in the public right-of-way adjacent to a development site. The Act requires provisions in the Official Plan to use these powers.

This report recommends an amendment to the Official Plan to incorporate policies with respect to the implementation of these additional Site Plan Control powers and related matters, including adding sidebars on the Toronto Green Standard and Accessibility Design Guidelines.

The report also recommends that the Chief Planner and Executive Director bring forward the related Site Plan Control By-law amendments in the second quarter of 2009 upon the proposed Official Plan policies coming into effect.

### Financial Impact

The recommendations in this report have no financial impact.

### Background Information

Amendment to the Official Plan Additional Site Plan Control Powers Final Report  
<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-17965.pdf>

(Deferred from November 13, 2008 - 2008.PG20.9)

PG22.4	ACTION			Ward: All
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### Correspondence from Industry Canada on the City of Toronto Telecommunication Tower Protocol

#### Origin

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

#### Summary

This report forwards correspondence received from Industry Canada, commenting on the City's Telecommunications Protocol for the installation of new cellular telephone towers. The report also provides an internet link to a list of existing cellular towers in the City.

### Background Information

Correspondence from Industry Canada on the City of Toronto Telecommunication Tower Protocol  
<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-17593.pdf>

## 4a Comments from Councillor Moscoe in reference to the Report

#### Origin

(December 1, 2008) Letter from Councillor Howard Moscoe, Ward 15 Eglinton-Lawrence

#### Summary

Forwarding his comments.

**(Deferred from November 13, 2008 - PG20.11)**

PG22.5	ACTION			Ward: All
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**Extending Zoning and Licensing of Rooming Houses****Origin**

(October 28, 2008) Report from Chief Planner and Executive Director

**Summary**

Information has been requested from City Planning concerning the feasibility of extending zoning to permit rooming houses throughout the City, and extending the licensing system for rooming houses. This report provides some of that information in the context of the upcoming draft, harmonized zoning by-law from City Planning and the upcoming Affordable Housing Framework recommendations to the Affordable Housing Committee. Both initiatives will be considering rooming house provisions.

There is an important and complex intersection between zoning regulations and licensing requirements and processes for rooming houses. Staff consideration on extending zoning and licensing provisions for rooming houses will need to involve at least the following divisions: City Planning, Shelter Support and Housing Administration, Affordable Housing Office, City Solicitor, Municipal Licensing and Standards, and Public Health. Such consideration would best commence once the harmonized zoning by-law and the Ten Year Affordable Housing Framework are completed.

**Background Information**

Extending Zoning and Licensing of Rooming Houses

<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-17594.pdf>

PG22.6	Presentation			
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**Backyard Studios****Origin**

(December 18, 2008) Letter from Councillor Adam Vaughan, Ward 20 Trinity-Spadina

**Summary**

Requesting that representatives from the design and manufacturing company BlueSky MOD be invited to make a presentation on their "Backyard Studio" project to the Planning and Growth Management Committee.

PG22.7	Information			Ward: 36
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### **Birchcliff Quarry Lands Study – Status Report**

#### **Origin**

(December 12, 2008) Report from Chief Planner and Executive Director, City Planning

#### **Summary**

This report advises on the status of the Birchcliff Quarry Lands Study, a framework recently negotiated with one of the major landowners in the study area, GCD Trustee Ltd. (the Conservatory Group), to work co-operatively toward conclusion of the study by mid-2009, and GCD's appeals currently before the Ontario Municipal Board.

#### **Financial Impact**

There are no financial implications.

#### **Background Information**

Birchcliff Quarry Lands Study Status Report

(<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-17971.pdf>)

PG22.8	Action			Ward: 16, 22, 25
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### **City-Initiated Official Plan and Zoning By-law Amendments, Yonge-Eglinton Centre Review**

#### **Origin**

(December 11, 2008) Report from Chief Planner and Executive Director, City Planning

#### **Summary**

The final report for the Yonge-Eglinton Centre Review will be available on the supplementary agenda for the January 8, 2009 Planning and Growth Management Committee meeting for consideration at a statutory public meeting in the Spring of 2009.

This will provide the public time to review the contents of the report well in advance of the statutory public meeting and allow planning staff to present the recommendations at a community meeting early in the new year.

The final report will be recommending amendments to the Official Plan, Yonge-Eglinton Secondary Plan, and By-law No. 438-86 to implement the results of the Yonge-Eglinton Centre Focused Review, as well as Urban Design Guidelines for the area focused on the intersection of Yonge-Eglinton.

The report has been the result of several years of consultation and collaboration with the local

community, TTC, landowners, and other stakeholders to formulate a vision for the Yonge-Eglinton Centre.

As one of the City's four Centres, Yonge-Eglinton is a place with excellent transit accessibility where jobs, housing and services are concentrated in a dynamic mixed use setting.

The vision will set out a development framework and will recommend policies to promote a vibrant transit-based mixed-use Centre which is compatible with surrounding established residential neighbourhoods.

### **Background Information**

City-Initiated Official Plan and Zoning By-law Amendments, Yonge-Eglinton Centre Review (<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-17903.pdf>)

PG22.9	Information			Ward: All
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### **Energy Efficiency Rating and Geo-thermal Policy**

#### **Origin**

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

#### **Summary**

This report addresses two recommendations resulting from the November 13, 2008 meeting of Planning and Growth Management Committee related to the Toronto Green Standard. The first section of the report addresses the work underway related to the development of an energy efficiency rating system and label for new condominium developments. The second section of this report addresses the work underway towards the development of a City-wide policy and incentives to support geo-exchange.

The City of Toronto has been working with Natural Resources Canada (NRCan) to develop a national energy label for commercial and institutional buildings. Thirty City buildings are part of a pilot program underway to develop energy efficiency performance benchmarks and data submission requirements for the new label which will come into effect in 2010. While NRCan has stated that large residential condominium buildings are a future priority for a rating and labelling program, they have also indicated that this building type is complex and a label will take some time to develop. In the mean-time, the City's Better Buildings New Construction Program does address projected energy performance of new buildings. It recognizes buildings participating in the program on the City's website but could work towards developing a certificate that could be made available to purchasers of new condominium units.

The Energy Efficiency Office is currently undertaking a process of stakeholder engagement regarding a range of issues dealing with geo-exchange projects. Stakeholders involved include: City staff, building owners and operators, geo-exchange installers and other regulators. The process will identify barriers and opportunities to the installation of geo-exchange, address issues related to installation in public rights-of-ways and the permit approval process and develop a package of financial incentives to encourage geo-exchange infrastructure across the City.

**Financial Impact**

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

**Background Information**

Energy Efficiency Rating and Geo-thermal Policy

(<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-17968.pdf>)

PG22.10	Information			Ward: All
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**Status Update on the Green Roof By-law****Origin**

(December 17, 2008) Report from Chief Building Official and Executive Director, Toronto Building and Chief Planner and Executive Director, City Planning

**Summary**

The purpose of this report is to provide the Planning and Growth Management Committee with a status update on the development of a Green Roof By-law for the City of Toronto that would require green roofs in certain new types of new buildings and govern their construction.

With direction from the Planning and Growth Management Committee in November 2008, Toronto Building and the City Planning Division undertook a coordinated public consultation with affected stakeholders. Staff from both Divisions are responding to issues raised during the consultations and intend to conduct further focussed discussions with stakeholders. The report containing the proposed by-law will be brought forward by the Chief Planner and Chief Building Official for consideration by the Planning and Growth Management Committee for its meeting to be held on April 14, 2009.

**Financial Impact**

This report will have no financial impact beyond what has already been approved in the Toronto Building and City Planning's base budgets.

**Background Information**

Status Update on the Green Roof By-law

(<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-17893.pdf>)