
Planning and Growth Management Committee

Meeting No.	24	Contact	Merle MacDonald, Committee Administrator
Meeting Date	Tuesday, April 14, 2009	Phone	416-392-7340
Start Time	9:30 AM	E-mail	pgmc@toronto.ca
Location	Committee Room 1, City Hall	Chair	Councillor Norman Kelly

Planning and Growth Management Committee		
Councillor Norman Kelly (Chair) Councillor Peter Milczyn (Vice-Chair)	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 - February 4, 2009****Speakers/Presentations – A Complete list will be distributed at the meeting****Communications/Reports**

PG24.1	ACTION			Ward: All
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Draft New Zoning By-law: Summary and Public Consultation Process**Presentation****Origin**

(March 27, 2009) Report from Chief Planner and Executive Director, City Planning

Recommendations

The Chief Planner and Executive Director of the City Planning Division recommends that:

1. The draft new zoning by-law be made available for public consultation through use of the internet at <http://www.toronto.ca/zoning/>.
2. Eight Open Houses be held (two at each of the four District offices) allowing the public an opportunity to ask questions and provide comments on the draft new zoning by-law.
3. Information sessions for Councillors and their staff be held as soon as possible.
4. The Chief Planner and Executive Director, City Planning be requested to report to a special meeting of the Planning and Growth Management Committee in October 2009 convened as the statutory public meeting for considering recommending to City Council the adoption of the new zoning by-law.

Summary

The City of Toronto currently has 43 different zoning by-laws inherited from the six pre amalgamation municipalities. The by-laws contain over 1 million words, over 13,260 regulations, over 10,000 site-specific amendments, 1550 definitions and 276 different zones. These by-laws are similar in content with respect to the land use concerns they regulate but display differences in their methods of approach and the values of the development standards they apply to some type of uses.

The purpose of this report is to summarize for the Committee the major features of the draft new zoning by-law and to request that public consultation begin at the end of April with the release of the online version of the draft new zoning by-law. It is also recommended that the Committee convene a special meeting in October, 2009 to consider the final recommended new

Zoning By-law for the City.

Approach to Creating the Draft New Zoning By-law

The Zoning By-law Project (the "Project") is essentially a harmonization exercise with the principal emphasis of developing a common terminology, structure and set of defined zoning terms that apply across the City. In terms of the development standards, the Project tries to respect the existing differences across the City. However, while continuing to accommodate the more important variations in standards, a 'best practices' approach was used to resolve a number of significant definitional issues such as: the height of buildings; the density of buildings, and how to calculate 'grade' on any given property. By incorporating the best elements of the existing municipal zoning by-laws, the draft new City zoning by-law represents the intent of its predecessors to the greatest extent possible.

Another achievement of the Project has been to 'house' the zoning by-law electronically and to have it publicly available online through the City's website. As a result, the zoning by-law will be managed and maintained by electronic means. It will be available to staff and the public through the City's website. The information displayed will be current up to the date of the last City Council meeting. Zoning and related property information may be searched by address, by viewing a map of the City or by directly perusing the text.

Having a single zoning by-law brings numerous benefits to the City. Foremost is customer service and access to information. Inquiries can be easily and more readily answered. For design professionals who work throughout the City, experience with and knowledge of zoning regulations will be more readily transferrable. One zoning by-law with a common language will enable clearer interpretation that produces more consistent results. City-wide amendments will be easier to introduce and apply. The movement of staff between district offices will be facilitated by eliminating the arduous task of having to learn the nuances of a different zoning by-law. It also means greater efficiencies in the use of staff resources. There should be greater effectiveness in sharing of information and experience with the by-law. In time, because the zoning by-law is electronically based, new efficiencies will be available as a result of technology improvements, both in hardware and software.

Key Features of the Draft New Zoning By-law

For most areas, especially neighbourhoods, the draft zoning by-law does not substantially alter the in-force standards but rather how they are expressed. The draft new zoning by-law contains all the content of the existing by-laws in a similar but nevertheless slightly different structure and organization. This results largely from adopting a 'best practices' approach but also because it was difficult to capture all the differences among the existing by-laws. The report describes some of the key organizational features of the draft new zoning by-law and how they differ from the existing by-laws.

New Standards and Provisions Added to the Draft New Zoning By-law

The draft zoning by-law includes some new standards that were requested as part of the Project mandate or are in response to issues that have developed since the Project's start. These matters include: new parking and loading standards; large format, stand-alone retail in Employment-

Industrial Zones; zoning for Places of Worship; regulations for new 'tall' buildings; regulations for uses that store dangerous substances; and, the minimum height of buildings along Avenues and Main Streets.

Public Consultation Process

The recommended public consultation process for the draft new zoning by-law offers a variety of means, a variety of times and a variety of venues for both review and comment. The draft new zoning by-law will be available online as of the end of April. Visitors to the site will be able to review the new provisions, examine the provisions of all the existing zoning by-laws and comment directly to the Project Team through a pop-up form.

Residents and ratepayers associations, business associations and professional associations are encouraged to sign-up as stakeholders. This allows for interactive comment with the Project Team. Associations may join by going to <http://www.toronto.ca/zoning/>. There are eight open houses proposed between May and early July. Information boards will display key features of the draft new zoning by-law and staff will be available to answer questions, receive comments and discuss issues. There will be laptops available for those who want to comment on the by-law at that time.

Financial Impact

There are no financial impacts associated with this report.

Background Information

Draft New Zoning By-law

(<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-19921.pdf>)

PG24.2	ACTION			Ward: All
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By-law to Require and Govern the Construction of Green Roofs in Toronto

Origin

(March 27, 2009) Report from Chief Building Official and Executive Director, Toronto Building and Chief Planner and Executive Director, City Planning

Recommendations

The Chief Planner and Executive Director, City Planning Division and the Chief Building Official, Executive Director, Toronto Building recommend that:

1. The Committee defer consideration of the Green Roof By-law to the May 6, 2009 meeting of the Planning and Growth Management Committee.
2. The Committee schedule a public meeting to be held during the May 6, 2009 meeting of the Planning and Growth Management Committee to consider the following recommendations:

- a. City Council amend the City of Toronto Municipal Code substantially in accordance with the draft bill attached as Attachment 1 to this report, to require the construction of green roofs, such amendment to come into effect on January 31, 2010.
- b. City Council amend the City of Toronto Municipal Code substantially in accordance with the draft bill attached as Attachment 1 to this report, to govern the construction of green roofs, such amendment to come into effect on January 31, 2010.
- c. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft bill as may be required, in consultation with the Chief Planner and the Chief Building Official.
- d. City Council delegate authority to the Chief Planner and Executive Director, City Planning to approve variances to the Green Roof By-law.
- e. City Council authorize that cash in-lieu of a green roof required under the Green Roof By-law be directed to the Eco-Roof Incentive Program to be used to green roofs on existing buildings.
- f. City Council request that the Province amend the regulation under the Building Code Act, 1992 to include as applicable law a by-law made under section 108 of the City of Toronto Act, 2006, and that the Province also be requested to make such amendment prior to January 31, 2010 when the by-law contemplated in this report will come into effect.
- g. City Council request that the Province provide additional money under the funding formula for the construction of new schools in Toronto.
- h. City Council direct the Chief Planner and Executive Director of City Planning and the Chief Building Official, Executive Director, Toronto Building to undertake a review of the Toronto Green Roof By-law by January 31, 2012.
- i. City Council direct the Chief Building Official to bring forward any proposed technical updates to the Toronto Green Roof Construction Standard following the American National Standards Institute adoption of fire and wind uplift standards and after consultation with the Technical Advisory Group.
- j. City Council adopt amendments to Chapter 363 of the Municipal Code to clarify that the building permit classification “Re-Roofing with structural work, raise roof structure” would also apply to stand alone modifications to create a green roof, such amendment to come into effect upon adoption of the Toronto Green Roof By-law.
- k. City Council authorize the City Solicitor be authorized to introduce the necessary Bill in Council to give effect thereto.

Summary

This report recommends that consideration of the Green Roof By-law be deferred to a public meeting scheduled for the May 6, 2009 meeting of the Planning and Growth Management Committee.

The proposed Toronto Green Roof By-law, enacted under the authority of Section 108 of the City of Toronto Act (COTA) requires green roofs on certain types of new buildings and regulates the design and construction of green roofs in Toronto. Toronto will become the only city in North America with a By-law that both requires green roofs and establishes the construction standards for them.

In October 2008, Toronto Building and City Planning reported on a draft proposal to require green roofs and to provide design requirements for green roofs and recommended a focused public consultation. This report provides an update on the public consultations that took place in November and December 2008 and February 2009. The results of the consultation process are reflected in the content of the draft Green Roof By-law for the City of Toronto and the proposed recommendations for consideration in this report.

Financial Impact

The recommendations will have no financial impact beyond what has already been approved in the Toronto Building base budget.

Implementation of the recommendations contained in this report will not require any additional staff in Toronto Building. This report proposes no additional fees or increases to fees for building permits to construct green roofs. Under the 2009 Toronto Building Fee Schedule, the construction of a stand alone green roof is considered "Re-roofing with structural work, raise roof structure". This 2009 fee is assessed at \$4.82/m². The report proposes to clarify that this classification of building permits would also apply to stand alone modifications to create a green roof.

Background Information

Construction of Green Roofs

<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-19920.pdf>

Attach 1 Green Roofs

<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-20203.pdf>

Attach 2 Green Roofs

<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-20204.pdf>

PG24.3	ACTION			Ward: All
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Signage on Construction Hoarding

Origin

(March 23, 2009) Report from General Manager, Transportation Services

Recommendations

The General Manager of Transportation Services recommends that:

1. the amendments to City of Toronto Municipal Code Chapter 441, Fees and Charges, and to City of Toronto Municipal Code Chapter 693, Signs be adopted substantially in the form set out in Attachment “A”, subject to such minor stylistic and substantive changes as may be deemed necessary or appropriate by the General Manager of Transportation Services or the City Solicitor;
2. no fees in addition to the fees currently in place for the erection and placement of construction hoarding and/or covered sidewalk within the public right-of-way be required to obtain a permit for display of signage on construction hoarding; and
3. staff be directed to take any necessary actions to implement and otherwise put into effect the above recommendations.

Summary

This report recommends amendments to Chapter 693, Signs, of the Toronto Municipal Code implementing a harmonized, City-wide approach to permit first party project specific graphics and information on construction hoarding erected within the public right-of-way.

Financial Impact

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

Background Information

Signage on Construction Hoarding

<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-19913.pdf>

Attachment 1 Signage on Construction Hoarding

<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-19914.pdf>

PG24.4	ACTION			Ward: All
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New Sign By-law Second Interim Report

Origin

(March 24, 2009) Report from Chief Building Official and Executive Director

Recommendations

The Chief Building Official and Executive Director, Toronto Building recommends that:

1. This report be referred to the Chief Building Official and Executive Director, Toronto Building, for consideration in the development of the new City-wide Sign By-law, to be submitted to the June 4, 2009 Planning and Growth Management Committee meeting, as directed by City Council.

Summary

The Planning and Growth Management Committee at a Special Meeting on December 8, 2008, requested the Chief Building Official and Executive Director, Toronto Building and the Sign By-law Project Team to provide a second interim report on the status of the Sign By-law Project and to consider a series of motions adopted by the Committee prior to introducing a draft of the new Sign By-law. This report is a response to the motions adopted by Committee Members and provides the results of Public Consultations held in January 2009 as well as Stakeholder Consultations held in January and March 2009.

The new Sign By-law is expected to be presented to the Planning and Growth Management Committee in June 2009.

Financial Impact

There are no financial impacts with this report.

Background Information

New Sign By-law Second Interim Report

<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-19916.pdf>

PG24.5	ACTION			Ward: All
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Operation of the Committee of Adjustment

Origin

(March 16, 2009) Report from Chief Planner and Executive Director, City Planning

Recommendations

The City Planning Division recommends that:

1. a policy be adopted such that, if an applicant requests postponement of a hearing after public notice has been given, and if time permits, that written notice of postponement be sent to all applicable residents and that notice of the new hearing date be issued at the expense of the applicant such that the direct cost of both mailings be recovered; and
2. staff notify the Ward Councillor of new applications for consent to create new lots, as soon as possible at the time of receipt.

Summary

This report responds to two outstanding issues regarding operations of the Committee of Adjustment. The report addresses the Notice of Motion (MM.24.20) adopted by City Council at its meeting of September 24 and 25, 2008, regarding establishing a policy to impose costs to an applicant as it relates to a request for postponement after public notice has been given; and it responds to a request from Planning and Growth Management Committee, at its meeting of October 14, 2008 (PG 19.10), regarding additional resources required to achieve notification to Councillors on all severance applications at the time they are received.

Financial Impact

This report has no financial implications.

Background Information

Operation of the Committee of Adjustment

<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-19868.pdf>

PG24.6	ACTION			Ward: 3, 5
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Official Plan Amendments for Proposed New Roads and Road Widening Associated with the West District Design Initiative – Request for Direction

Origin

(March 26, 2009) Report from Chief Planner and Executive Director, City Planning

Recommendations

The City Planning Division recommends that:

1. The Chief Planner and Executive Director, City Planning, be directed to prepare Official Plan Amendments that would provide for the approved reconfiguration of the Six Points Interchange and provide for the proposed new north/south road linking Eva Road with Civic Centre Court, to be considered at a statutory public meeting to be held as part of the June 4, 2009 meeting of Planning and Growth Management Committee.
2. Notice for the statutory public meeting under the Planning Act be given according to the regulations under the Planning Act.

3. Staff be directed to schedule a Public Information Meeting, together with the affected Ward Councillors, to present the draft Official Plan Amendments prior to the statutory public meetings under the Planning Act.

Summary

This report seeks Council's authorization for the preparation of City-initiated Official Plan Amendments to provide for the approved reconfiguration of the Six Points Interchange and a proposed new mid-block north/south public road linking Eva Road with Civic Centre Court.

The Official Plan amendments will enable the City to protect for, and/or acquire property for, the road works noted above through the development review process, and to allow construction of the projects to commence in a timely manner upon the procurement of funding.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

Proposed New Roads and Road Widenings

<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-19919.pdf>

PG24.7	ACTION			Ward: All
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Update - Official Plan Conformity to the Growth Plan

Origin

(March 25, 2009) Report from Chief Planner and Executive Director, City Planning

Recommendations

The City Planning Division recommends that:

1. Notice for the public meeting under the Planning Act be given in accordance with the regulations under the Planning Act.
2. The appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

Summary

On June 16, 2006 the Provincial Growth Plan for the Greater Golden Horseshoe came into effect under the authority of the Places to Grow Act, 2005 (the Act). Under the Act, municipalities within the Greater Golden Horseshoe are required to bring their respective Official Plans into conformity with the Growth Plan by June 2009. In order to bring the Official Plan into conformity, policy amendments to the Official Plan are required (Attachment 1).

At its meeting of February 4, 2009, Planning and Growth Management Committee directed

staff to consult with interested parties and members of the public regarding the City's proposed actions to bring the Official Plan into conformity with the Growth Plan.

This report provides a summary of the results of the consultation process and seeks Planning and Growth Management Committee's direction to give notice on the attached proposed Official Plan Amendment.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

Update Official Plan Conformity to the Growth Plan

(<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-19888.pdf>)

PG24.8	ACTION			Ward: All
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2009 Avenue Studies

Origin

(March 20, 2009) Report from Chief Planner and Executive Director, City Planning

Recommendations

The City Planning Division recommends that:

1. The following studies be endorsed by City Council for study in 2009:
 - a. Avenue Study for Sheppard Avenue East between the former Hydro Corridor lands to Bay Mills Road/Aragon Avenue; and
 - b. Avenue Study/Land Use Review for St. Clair Avenue West between Scarlett Road and Keele Street.

Summary

This report recommends an Avenue Study be undertaken on Sheppard Avenue East between the former Hydro Corridor lands to Bay Mills Road/Aragon Avenue and that an Avenue Study/Land Use Review be undertaken for St. Clair Avenue West between Scarlett Road and Keele Street.

Financial Impact

The recommendations in this report have no financial impact beyond what has already been approved in the City Planning Division's 2009 Capital budget.

Background Information

2009 Avenue Studies

(<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-19869.pdf>)

PG24.9	Information			Ward: All
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Building Permit Fees - 2008 Annual Report

Origin

(March 26, 2009) Report from Chief Building Official and Executive Director, Toronto Building

Summary

The attachment to this report contains the "Building Permit Fees 2008 Annual Report" for the 12-month period ending December 31, 2008.

Under the Building Code Statute Law Amendment Act, the City is required to report on the 2008 budget year outlining how new revenues collected have been used to cover the direct and indirect costs of administering and enforcing the Building Code Act and the Building Code.

Financial Impact

The recommendation will have no financial impact beyond what has already been approved in the 2008 budget.

Background Information

Building Permit Fees 2008 Annual Report

<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-19912.pdf>

(Deferred from February 4, 2009 - 2009.PG23.6)

PG24.10	ACTION			Ward: All
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An Evaluation of a Free Residential Home Plumbing Inspection Program

Origin

(January 19, 2009) Report from General Manager, Toronto Water

Summary

The Planning and Growth Management Committee requested that the General Manager, Toronto Water, in consultation with the Chief Building Official, report to the Committee on the costs of a free home plumbing inspection program for residential owners engaged in minor home plumbing projects. This report outlines that there is no evidence that the cost of obtaining a building permit has any effect on minimizing the number of cross connections of sanitary flows to storm sewers. Moreover, within the Ontario Building Code Act and City of Toronto Act, there are legal limitations to providing free plumbing permits. The continued monitoring of the storm outfalls by Toronto Water is still the most appropriate and effective method of locating and minimizing cross connections.

Financial Impact

There is no financial impact to Toronto Building if the City does not proceed with a program to waive building permit fees for minor residential plumbing projects.

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

Background Information

Evaluation of Free Residential Home Plumbing Inspection Program
<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-18913.pdf>

(Referred from City Council on January 27 and 28, 2009 - MM30.7)

PG24.11	ACTION			Ward: All
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Developing a “Made in Toronto” Building Code

Origin

(January 29, 2009) Member Motion from City Council

Recommendations

Councillor Palacio, seconded by Councillor Moscoe, recommends:

1. That the City Manager and the Executive Director and Chief Building Official, Toronto Building, be requested to report to the Planning and Growth Management Committee on the feasibility of creating a protocol or mechanism for Toronto-specific adjustments to the Ontario Building Code, including through future amendments to the City of Toronto Act.

Summary

Despite the significant legislative independence and latitude gained by the City of Toronto as a result of the new City of Toronto Act, there remain some areas in which the City of Toronto should be able to exercise more autonomy.

One of these areas is the Ontario Building Code. As by far the largest urban area in Ontario, the City of Toronto faces unique challenges and has unique opportunities (such as the opportunities and challenges that result from density) that can only be realized through certain Building Code provisions tailored to Toronto's needs. Greener building standards and code provisions that deal with reducing noise between semi-detached buildings and row houses are just some examples of the many areas that Toronto residents' interests and balancing of priorities may not always align entirely with other municipalities in Ontario.

A mechanism for City Council to amend by-law or recommend to the Minister, Toronto-specific Building Code amendments and adjustments would be of great benefit for addressing

these unique challenges and seizing these opportunities.

(Submitted to City Council on January 27 and 28, 2009 as MM30.7)

Background Information

Transmitted from City Council - Referral of Member Motion MM30.7
(<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-19358.pdf>)

(Referred from City Council on January 27 and 28, 2009 - MM30.3)

PG24.12	ACTION			Ward: All
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Development and Site Plan Applications – Safety In Numbers

Origin

(January 29, 2009) Member Motion from City Council

Recommendations

Councillor Moscoe, seconded by Councillor Vaughan, recommends:

1. That the requirement to display a municipal number be added to the checklist of items that must be considered when processing a development and/or site plan application.

Summary

The Toronto Municipal Code requires that every home and business in the City must display a municipal number. The Chief Surveyor estimates that 3-5 percent of the homes and businesses are not in conformity with the by-laws.

Last year City Council approved a pilot project to ensure that every house and business in the City was properly numbered and the pilot project is going well. The working group will be reporting on this matter later this year.

When an applicant submits a development or site plan application, they are presented with a checklist of matters that they must address during the application process. It would be a simple matter to add the municipal number requirements to that checklist so that all future homes and buildings will be numbered in conformity with the by-law.

(Submitted to City Council on January 27 and 28, 2009 as MM30.3)

Background Information

Transmitted from City Council - Referral of Member Motion MM30.3
(<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-19357.pdf>)

(Referred from City Council on January 27 and 28, 2009 - IA30.3)

PG24.13	ACTION			Ward: All
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Funding Sources for the City Planning Division**Origin**

(January 27, 2009) Letter from City Council

Summary

Administrative Inquiry from Councillor Walker and Answer from the Deputy City Manager, Cluster "B".

Background Information

Administrative Inquiry (January 15, 2009) from Councillor Walker and Answer (January 15, 2009) from the Deputy City Manager, Cluster "B".

<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-19359.pdf>

(Referred from City Council on February 23, 24 and 25, 2009 - IA31.1)

PG24.14	ACTION			Ward: All
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New City Corporation - Build Toronto**Origin**

(February 26, 2009) Letter from City Council

Summary

Administrative Inquiry from Councillor Michael Walker, Ward 22, St. Paul's, and the Answer from the Chief Planner and Executive Director, City Planning about the new City Corporation Build Toronto.

Background Information

Administrative Inquiry (February 12, 2009) from Councillor Walker and Answer (February 19, 2009) from the Chief Planner and Executive Director, City Planning

<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-19390.pdf>