
Planning and Growth Management Committee

Meeting No.	26	Contact	Merle MacDonald, Committee Administrator
Meeting Date	Thursday, June 4, 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 - May 6, 2009****Speakers/Presentations – A Complete list will be distributed at the meeting****Communications/Reports**

PG26.1	ACTION	10:00 AM		Ward: 3, 5
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Official Plan Amendments for Proposed New Roads and Road Widenings Associated with the West District Design Initiative – Final Report

Statutory - Planning Act, RSO 1990

Origin

(May 15, 2009) 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 No. 7, to provide for the reconfiguration of the Six Points Interchange.
2. City Council amend the Official Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 8, to provide for a new north/south public road linking Eva Road and Civic Centre Court.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendments as may be required.

Summary

This City-initiated amendment is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This report recommends amendments to the Official Plan 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

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

Background Information

OPA for New Roads and Road Widening with West District Design Initiative
<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-21279.pdf>

PG26.2	ACTION	10:15 AM		Ward: 11, 17, 21
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City Initiated Avenue Study for St. Clair Avenue West between Bathurst Street and Keele Street – Final Report

Statutory - Planning Act, RSO 1990

Origin

(May 11, 2009) Report from Chief Planner and Executive Director, City Planning

Recommendations

The City Planning Division recommends that:

1. City Council direct the Directors of Community Planning in both Toronto and East York and Etobicoke York Districts to report back, in two years from the date at which the By-laws come into force and effect, to their respective Community Councils on the status of development within their respective segments of St. Clair Avenue West.
2. City Council amend the Official Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 2.
3. City Council amend Zoning By-law 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 3.
4. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law as may be required.
5. City Council adopt, in principle, the Urban Design Guidelines for St. Clair Avenue West between Bathurst Street to Glenholme Avenue as provided in Section 4, pages 36 to 45 of the Final Consultant Report (dated December 2007), attached as Attachment No. 4.
6. City Council adopt, in principle, the Urban Design Guidelines for St. Clair Avenue West between Keele Street to Glenholme Avenue, attached as Attachment No. 5.

7. City Council direct City Planning staff to examine, either through a Local Area Study or as part of the 5-year Official Plan Review, the long term feasibility of the existing land use designations and uses for the Keele Street Node and Old Weston Road Node and to report back to Council on the findings of their review.
8. City Council direct the Chief Planner and Executive Director, City Planning in consultation with the General Manager, Economic Development, Culture and Tourism to report back on the feasibility of expanding the geographic area of the St. Clair Avenue West Community Improvement Plan as it relates to façade improvement.
9. City Council adopt the findings contained in the Community Services and Facilities Review set out in Attachments 6 and 7.
10. City Council adopt the St. Clair Avenue West Action Plan set out in Attachment No. 8, and direct the Chief Planner and Executive Director, City Planning to work with City staff to implement this Plan.

Summary

This City-initiated Official Plan amendment and Zoning By-law amendment are subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This report recommends approval of amendments to the Official Plan and the former City of Toronto Zoning By-law 438-86 to implement the findings and recommendations of the St. Clair Avenue Study conducted for the segment between Bathurst Street and Keele Street as shown in Attachment 1. The report also recommends adoption of Urban Design Guidelines and outlines implementation strategies to achieve, over time the revitalization of St. Clair Avenue West within this Avenue segment.

The proposed initiatives and recommendations contained in this report support the Avenue policies of the Official Plan. They will assist in creating opportunities for the reurbanization along St. Clair Avenue West to encourage redevelopment, new housing and job opportunities while improving the pedestrian environment.

The amendments to the Official Plan and Zoning By-law are intended to help facilitate intensification that supports the existing and future retail uses along St. Clair Avenue West, as well as encourage transit usage. The desired built form for St. Clair Avenue West is intended to create a balance between new developments on the Avenue and the low-rise Neighbourhoods to the north and south of St. Clair Avenue West. This planned balance is designed to help mitigate impacts that new developments would have on the Neighbourhoods.

As part of the study process two consultant teams were retained to assist City staff. Office for Urbanism in association with MSAi Architects and Marshall Macklin Monaghan conducted the study for the segment between Keele Street and Glenholme Avenue. Brook McIlroy Planning + Urban Design/Pace Architects in association with MSAi Architects and Marshall Macklin Monaghan conducted the study for the segment between Bathurst Street and Glenholme Avenue. Copies of the consultants' Final Reports were posted on the City's website for each respective study area.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

City Initiated Avenue Study for St. Clair Avenue West between Bathurst Street and Keele Street

(<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-21310.pdf>)

2a Support for the St. Clair Avenue Study**Origin**

(May 25, 2009) Letter from Councillor Joe Mihevc, Ward 21, St. Paul's West

Summary

Letter from Councillor Mihevc, Ward 21, St. Paul's West, in support of the St. Clair Avenue Study.

Background Information

Support for the St. Clair Avenue Study

(<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-21581.pdf>)

PG26.3	ACTION			Ward: All
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Proposed Official Plan Amendment to Encourage the Development of Units for Households with Children: Authorization for Circulation**Origin**

(May 14, 2009) Report from Chief Planner and Executive Director, City Planning

Recommendations

The City Planning Division recommends that the Planning and Growth Management Committee direct staff to:

1. Circulate the City Planning report dated May 14, 2009 to stakeholders and other respondents for comments on the proposed Official Plan Amendment attached as Appendix C.
2. Hold a formal community consultation meeting on the proposed Official Plan Amendment in September 2009.

3. Report to a statutory public meeting of the Planning and Growth Management Committee on November 4, 2009 on comments received, and on any refinements to the proposed Official Plan Amendment.
4. Provide notice of the statutory public meeting in accordance with the regulations under the Planning Act.

Summary

As requested by the Planning and Growth Management Committee, City Planning staff drafted an official plan amendment to encourage the development of units for households with children, particularly in the Downtown. The draft amendment has been circulated to both internal and external stakeholders to solicit their comments and a meeting has been held with development industry representatives.

This report provides a summary of the comments that have been received on the proposed changes during this preliminary consultation process and offers some further refinements to the amendment in response to the stakeholder input. It also suggests that a community consultation meeting and a statutory public meeting be scheduled in the Fall of 2009.

Financial Impact

This report has no financial impact.

Background Information

Development of Units for Households with Children
<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-21308.pdf>

PG26.4	Information			Ward: All
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Update on the Status of a New City-wide Sign By-law

Origin

(May 25, 2009) Report from Chief Building Official and Executive Director, Toronto Building

Summary

The existing pre-amalgamation sign by-laws of the former municipalities (“Pre-amalgamation Sign By-laws”) continue to apply throughout the various districts of the City. Since the summer of 2008, the Sign By-law Project Team has been working with staff from various city divisions, outside stakeholders, and the public towards the development of a new Sign By-law for the City of Toronto.

In April 2009, the Planning and Growth Management Committee referred an interim report from the Chief Building Official and Executive Director, Toronto Building on the progress to date along with recommendations to be considered in the development of the new sign by-law, to be submitted to the June 4, 2009 Planning and Growth Management Committee meeting.

The Committee also requested the Chief Building Official and Executive Director, Toronto Building to host a further meeting of all interested stakeholders to discuss issues related to the draft sign by-law. Those meetings were held on April 27th, 2009.

As the draft by-law is not yet available in a form suitable for consideration by this Committee, the report cannot be provided to the Committee for the June 4 meeting as requested. In the meantime, the Sign By-law Project Team will consult further with all interested stakeholders on the proposed by-law provisions during the month of June and report back during the September Committee cycle.

Background Information

Update on the Status of a New City-wide Sign By-law

(<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-21576.pdf>)

PG26.5	ACTION			Ward: All
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Design Review Panel Pilot Project – Request for Extension

Origin

(May 14, 2009) Report from Chief Planner and Executive Director, City Planning

Recommendations

The City Planning Division recommends that:

1. City Council extend the two year period of the Design Review Panel Pilot Project, including the length of membership term for Panel members, by a period of four months, to November 2009.

Summary

The purpose of this report is to request a 4-month extension of the Design Review Panel Pilot Project, including the length of membership term for Panel members. This Project was approved by City Council to operate for a 2-year test period beginning in July 2007. With the end of the test period approaching, staff are seeking Council's approval to continue operating the Panel in its Pilot phase until November 2009. This extension will provide City Planning staff with time required to finalise the monitoring program, to evaluate the results of this program, and to incorporate findings into the overall evaluation of the Design Review Panel Pilot Project.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

Design Review Panel Pilot Project - Request for Extension

(<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-21309.pdf>)

PG26.6	ACTION			Ward: All
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Commercial Floorplate Size in New Buildings

Origin

(May 19, 2009) Report from Chief Planner and Executive Director, City Planning

Recommendations

The Chief Planner and Executive Director, 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 with the public meeting targeted for Fall 2009.
2. Staff schedule consultation with stakeholders including the representatives of the development industry and the business community.
3. The following proposed policies be the basis of consultation:

In order to provide local opportunities for small businesses and maintain the safety, comfort and amenity of the pedestrian strips, zoning regulations for ground floor commercial retail uses in new buildings in new neighbourhoods or in Mixed Use areas along traditional shopping streets and pedestrian strips where most storefronts are located at the streetline, may provide for a maximum store size based on the following considerations:

- the prevailing sizes of existing stores in the area;
- other indicators of opportunities for small business, such as vacancies in existing stores and commercial floorspace in other proposed development;
- the provision of a range of store sizes to meet the range of local needs including day-to-day convenience shopping and other household goods and services;
- the potential impact of large vacant stores on the safety and comfort of the strip for pedestrians,
- the need for 'eyes on the street';
- the rhythm and flow of storefronts on the strip; and
- the ability to provide 'flexible' space so that larger stores may be accommodated through further rezoning if it is reasonable to permit them to meet local needs or ensure the ongoing health of the retail area.

Summary

This report responds to Planning and Growth Management Committee's request for a report on

a by-law with thresholds for new development that replicates existing and established floorplate ratios. The main concerns are to ensure the provision of adequate opportunities for new and small businesses and provide a safe and comfortable pedestrian environment. Any response should also ensure that the shopping needs of the local population are met conveniently and adequately.

It is not practicable to develop a zoning by-law that would set commercial floorplate sizes in advance of development applications for new buildings. Nevertheless, it may be appropriate to include a policy in the Official Plan that provides for consideration of limits on floorplate sizes through the development approval process. Such a policy would require that existing retail commercial stores and opportunities be assessed in the development of such limits and would set out criteria to guide the setting of floorplate thresholds. This report recommends further consultation for such a policy.

Financial Impact

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

Background Information

Commercial Floorplate Size in New Buildings

(<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-21319.pdf>)

PG26.7	ACTION			Ward: All
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Commercial Floorspace Requirements in Mixed Use Areas

Origin

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

Recommendations

The Chief Planner and Executive Director, 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 with the public meeting targeted for Fall 2009.
2. Staff schedule consultation with stakeholders including the representatives of the development industry and the business community.
3. The proposed policy be substantially the same as the following:

The review of applications for redevelopment that would result in the loss of more than 3,000 sq.m. of retail commercial uses in Mixed Use Areas will consider the impact of the loss of the retail commercial space on the local neighbourhood, based on the following considerations:

- a) The availability of other stores and uses to meet the convenience needs of residents of the local neighbourhood, particularly supermarkets, grocery stores and drug stores;
- b) The desirability of retaining options for walking and other alternatives to the auto;
- c) Other alternative opportunities for retail commercial development in Mixed Use areas to meet the convenience needs of residents of the local neighbourhood, particularly opportunities on nearby Avenues;
- d) The role of the shopping area being considered for demolition as a community meeting place and focal point for the local neighbourhood;
- e) The local neighbourhood should be considered to be an area within the following distance of the space being lost:
 - 2 km in the postwar suburbs or in areas where lower densities still require extensive auto use to shop for convenience needs
 - 1km in the pre-war city and in higher density areas and in areas of lower income or an aging population where walking is a viable or necessary means to shop for convenience needs.

If appropriate, replacement or retention of some or all of the existing commercial space may be required in the new development.

Summary

This report responds to Council's request to review the amount of commercial floorspace that should be required in redevelopments on properties that the Official Plan has designated for Mixed Use, including consideration of making the replacement of the existing commercial space mandatory.

The report shows that the Official Plan's approach to the City's retail commercial sector generally meets the needs of retail and service businesses and the City's residents and consumers. It provides opportunities for new businesses and allows the retail system to evolve and adapt to changing economic social and technological conditions. It generally provides adequate retail space that is accessible and convenient for the City's residents. The Mixed Use designation plays a key role: it provides for additional retail development along with residential development, especially on the Avenues, in the Centres and in Downtown; and it provides flexibility for owners to redevelop retail floorspace for other uses if local market conditions warrant.

Nevertheless there may be some instances where proposals to eliminate the retail-commercial space may have a relatively large local impact, especially shopping centres upon which the local residents have relied to meet their day-to-day convenience needs. A proposed Official Plan policy would require that these impacts be considered through the rezoning process, and if appropriate, some or all of the existing space be retained or replaced in the new development. This report recommends further consultation for such a policy.

Financial Impact

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

Background Information

Commercial Floorspace Requirements in Mixed Use Areas

(<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-21318.pdf>)

PG26.8	ACTION			Ward: 7
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Emery Village Transportation Master Plan and Official Plan Amendment for Proposed New Infrastructure – Request for Direction

Origin

(May 20, 2009) Report from General Manager, Transportation Services and Chief Planner and Executive Director, City Planning

Recommendations

The Transportation Services and City Planning Divisions recommend that:

1. City Council approve in principle the recommended plan for the transportation network for Emery Village as proposed in the Emery Village Transportation Master Plan Study, and shown in Attachment 3 of this report.
2. The Chief Planner and Executive Director, City Planning, be directed to prepare an Official Plan Amendment that would provide for the approved transportation network, to be considered at a statutory public meeting to be held as part of a Fall 2009 meeting of Planning and Growth Management Committee.
3. Notice for the statutory public meeting under the Planning Act be given according to the regulations under the Planning Act.
4. Staff be directed to schedule a Public Information Centre, together with the Ward Councillor, to present the draft Official Plan Amendment prior to the statutory public meeting under the Planning Act.

Summary

This report seeks Council's approval of the Emery Village Transportation Master Plan and authorization for the preparation of City-initiated Official Plan Amendment to protect the infrastructure elements identified therein.

A Transportation Master Plan Study for the Emery Village Secondary Plan (EVSP) area was undertaken to develop a long range plan that identifies the required transportation infrastructure to support existing and future development in Emery Village. The Emery Village Transportation Master Plan (Master Plan) followed the Municipal Class Environmental Assessment process for Master Plans. The evaluation of a reasonable number of alternative

solutions, which included consultation with the public and review agencies, resulted in a recommended Transportation Network, shown on Attachment 3, which includes the following main components:

1. A new road connecting Toryork Drive with Finch Avenue West;
2. A new road connecting Weston Road to Arrow Road;
3. A new road connecting Rivalda Road to Deerhide Crescent;
4. Pedestrian and Cycling Connections including 2 Pedestrian Bridges; and
5. Improved pedestrian connections from Finch Avenue West to Emery Collegiate Institute

Following Council approval of the Recommended Transportation Network identified in the Master Plan, an Official Plan Amendment will be required to provide for the future implementation of the revised network.

Further EA studies and approvals will be required for the road links and the pedestrian bridges identified in the Master Plan at such a time that it is determined that those facilities are required. These further studies will define the exact alignment, lane arrangements, ultimate rights-of-way and other technical aspects.

Financial Impact

There is no immediate financial impact resulting from the recommendations contained in this report. The estimated total 2008 construction cost of all elements of the Recommended Transportation Network is \$22,285,000. Currently no funds are provided for these works in the 10-year Capital Plan and Forecast for Transportation Services. The costs of individual projects will be further refined during the course of securing further required Environmental Assessment (EA) approvals. Funding sources and schedules for implementation will be included as part of future year Capital Budgets for Transportation Services.

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

Background Information

Emery Village Transportation Master Plan
(<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-21347.pdf>)

Emery Village Transportation Master Plan - attach 1
(<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-21348.pdf>)

Emery Village Transportation Master Plan - attach 2
(<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-21349.pdf>)

Emery Village Transportation Master Plan - attach 3
(<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-21350.pdf>)

Emery Village Transportation Master Plan - attach 4
(<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-21351.pdf>)

PG26.9	ACTION			Ward: All
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Delegation of Authority to Enter Into Municipal Infrastructure Agreements

Origin

(May 19, 2009) Report from Executive Director, Technical Services

Recommendations

The Executive Director of Technical Services recommends that:

1. Authority be delegated to the Executive Director of Technical Services and his/her designates to enter into Municipal Infrastructure Agreements with developers to secure the construction of municipal infrastructure required to support developments or redevelopments that are the subject of a Site Plan application.
2. The City Solicitor be directed to prepare a by-law for presentation to and approval by City Council to delegate authority to enter into Municipal Infrastructure Agreements.

Summary

The purpose of this report is to request that the Executive Director of Technical Services be given delegated authority to enter into Municipal Infrastructure Agreements to secure the construction of municipal infrastructure carried out by developers in connection with a Site Plan approval.

Financial Impact

There are no financial implications.

Background Information

Delegation of Authority to Enter Into Municipal Infrastructure Agreements
<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-21256.pdf>

PG26.10	Information			Ward: All
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Update on the Avenues and Mid-Rise Buildings Action Plan

Origin

(May 15, 2009) Report from Chief Planner and Executive Director, City Planning

Summary

The purpose of this report is to update the members of the Planning and Growth Management Committee on the progress of the Mid-Rise Buildings Action Plan and to initiate the public consultation process.

The two primary components of the Action Plan are:

- Staff consultation with the Mid-Rise Buildings Interdivisional Team, currently being undertaken by City Planning; and
- the Avenues and Mid-Rise Buildings Study currently being undertaken by the consultant team of Brook McIlroy Planning + Urban Design/Pace Architects together with Quadrangle Architects. The Executive Summary, draft Mid-Rise Buildings Performance Standards and a summary of completed Avenue Studies from this study is attached.

Public consultation will form an essential part of the Avenues and Mid-Rise Buildings Study. Planning Staff recognize the importance of providing the public with meaningful opportunities to learn about the Study, ask questions and provide comment and will be hosting City-wide consultation sessions once the full Consultant Study is complete and available on the internet by the late summer, 2009.

Financial Impact

There are no financial implications resulting from this report.

Background Information

Update on the Avenues and Mid-Rise Buildings Action Plan
(<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-21320.pdf>)

Avenues and Mid-Rise Buildings Study
(<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-21321.pdf>)