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## Planning and Growth Management Committee

<b>Meeting No.</b>	32	<b>Contact</b>	Merle MacDonald, Committee Administrator
<b>Meeting Date</b>	Wednesday, October 7, 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 (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 - September 16, 2009****Speakers/Presentations – A Complete list will be distributed at the meeting**

PG32.1	ACTION	9:45 AM		Ward: 41
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**2301 Brimley Road, 2329-2361 Brimley Road, and 175 Commander Boulevard – Rezoning Application – Request for Direction Report****Origin**

(September 18, 2009) Report from Chief Planner and Executive Director, City Planning

**Recommendations**

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

1. City Council refuse the rezoning application in its current form as the proposal, which includes the lands at 175 Commander Boulevard, does not conform to the Official Plan, and conflicts and does not conform with the Growth Plan for the Greater Golden Horseshoe.
2. If the applicants exclude the 175 Commander Boulevard lands from the proposed shopping centre redevelopment, City staff and the applicant work together on a rezoning proposal which would conform to the policies of the Official Plan and conform and not conflict with the Growth Plan for the Greater Golden Horseshoe.
3. City Council authorize the City Solicitor and appropriate staff to attend any Ontario Municipal Board hearing to oppose the rezoning application in its current form.

**Summary**

This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to amend the existing zoning in order to allow for the redevelopment and expansion of the existing Chartwell Shopping Centre located at 2301 Brimley Road and 2329-2361 Brimley Road. This neighbourhood shopping centre has served the Agincourt and Agincourt North communities since the 1970s. The proposed redevelopment includes the expansion of the centre onto lands located to the south at 175 Commander Boulevard by way of the conversion of an existing industrial building to a large scale, stand-alone retail use in the form of a supermarket, along with retail, service commercial and office uses.

The lands at 175 Commander Boulevard are 1.56 hectares in area and only have frontage on Commander Boulevard. These lands have historically been used for industrial related uses, independent from the shopping centre lands to the north. The proposed large scale, stand-alone

retail use on this site does not conform to the policies of the Official Plan as Commander Boulevard is not a major street as shown on in the Plan. An official plan amendment is required in order to permit this part of the development proposal. Such an amendment, however, is not supportable given it does not conform and conflicts with the Growth Plan for the Greater Golden Horseshoe. The proposed use on these lands is considered to be a conversion of lands within an Employment Area to a non-employment (major retail) use.

Opportunities to redevelop and revitalize the existing shopping centre and to ensure its ongoing viability exist on the lands that have historically been used for retail commercial purposes.

This report seeks Council direction on the application. The report recommends refusal of the application in its current form and that City staff continue working with the applicants subject to the proposed large scale, stand-alone retail use on the 175 Commander Boulevard lands being excluded from the proposed redevelopment.

### **Financial Impact**

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

### **Background Information**

2301 Brimley Road, 2329-2361 Brimley Road, and 175 Commander Boulevard Rezoning Application Request for Direction Report  
<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-23562.pdf>

PG32.2	Presentation	10:00 AM		Ward: All
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### **Lower Don Lands Project**

#### **Origin**

(September 24, 2009) Presentation from John Campbell, President and Chief Executive Officer of Waterfront Toronto

#### **Summary**

Presentation from John Campbell, President and Chief Executive Officer of Waterfront Toronto and Chris Glaisek, Vice President of Planning and Design, Waterfront Toronto, on the Lower Don Lands Project.

(No written material)

PG32.3	ACTION			Ward: All
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## Update and Revisions to the Toronto Green Standard: Performance Measures for Sustainable Development

### Origin

(September 22, 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. City Council adopt the revised two-tiered set of performance measures associated with the Toronto Green Standard as presented in Appendix A of the report (September 22, 2009) from the Chief Planner and Executive Director, City Planning Division, to be applied to all applications under the Planning Act.

### Summary

The purpose of this report is to provide a review of proposed revisions to the Toronto Green Standard prior to its launch January 31, 2010. Revisions proposed in this report reflect additional feedback from the development industry; City By-laws adopted since the approval of the TGS in 2008 and further review and analysis undertaken during the development of the implementation protocol.

### Financial Impact

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

### Background Information

Update and Revisions to the Toronto Green Standard: Performance Measures for Sustainable Development

<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-23569.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-23570.pdf>

PG32.4	Information			Ward: 12
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## 3500 Eglinton Avenue West and 55 Ray Avenue – Interpretation of Retail Permission

### Origin

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

### Summary

Planning and Growth Management Committee (P&GM) at its meeting on June 4, 2009 directed that the Chief Planner and Executive Director report to P&GM on a communication from

Councillor Nunziata regarding the interpretation of ‘retail use’ on the lands known as 3500 Eglinton Avenue West (former Kodak lands).

This report outlines the existing planning policy context for retail permissions on the former Kodak Lands.

### **Background Information**

3500 Eglinton Avenue West and 55 Ray Avenue - Interpretation of Retail Permission  
<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-23563.pdf>

PG32.5	ACTION			Ward: All
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### **Russell Hill Subway Train Accident of August 11, 1995 Due Diligence Checklist Update**

#### **Origin**

(August 27, 2009) Letter from General Secretary, Toronto Transit Commission

#### **Summary**

At its meeting on Wednesday August 26, 2009, the Commission considered the report, entitled “Russell Hill Subway Train Accident of August 11, 1995 Due Diligence Checklist Update.”

### **Background Information**

Russell Hill Subway Train Accident of August 11, 1995 Due Diligence Checklist Update  
<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-23565.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-23566.pdf>

Attachment 2

<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-23567.pdf>

Attachment 3

<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-23568.pdf>