
Planning and Growth Management Committee

Meeting No.	33	Contact	Merle MacDonald, Committee Administrator
Meeting Date	Wednesday, November 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

Members of Council and Staff: Please keep this agenda and the accompanying material until the City Council meeting dealing with these matters has ended. **The City Clerk's Office will not provide additional copies.**

Special Assistance for Members of the Public: City staff can arrange for special assistance with some advance notice. If you need special assistance, please call 416-397-7768, TTY 416-338-0889 or e-mail pgmc@toronto.ca.

Closed Meeting Requirements: If the Planning and Growth Management Committee wants to meet in closed session (privately), a member of the committee must make a motion to do so and give the reason why the Committee has to meet privately. (City of Toronto Act, 2006)

Notice to people writing or making presentations to the Planning and Growth Management Committee: The City of Toronto Act, 2006 and the City of Toronto Municipal Code authorize the City of Toronto to collect any personal information in your communication or presentation to City Council or its committees.

The City collects this information to enable it to make informed decisions on the relevant issue(s). If you are submitting letters, faxes, e-mails, presentations or other communications to the City, you should be aware that your name and the fact that you communicated with the City will become part of the public record and will appear on the City's website. The City will also make your communication and any personal information in it – such as your postal address, telephone number or e-mail address – available to the public, unless you expressly request the City to remove it.

The City videotapes committee and community council meetings. If you make a presentation to a committee or community council, the City will be videotaping you and City staff may make the video tapes available to the public.

If you want to learn more about why and how the City collects your information, write to the City Clerk's Office, City Hall, 100 Queen Street West, Toronto ON M5H 2N2 or by calling 416-392-7340.

Declarations of Interest under the Municipal Conflict of Interest Act**Confirmation of Minutes - October 7, 2009****Speakers/Presentations – A Complete list will be distributed at the meeting****(Deferred from October 7, 2009 - 2009.PG32.1)**

PG33.1	ACTION	9:45 AM		Ward: 41
---------------	---------------	----------------	--	-----------------

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 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-24275.pdf>

Communications

(October 6, 2009) E-mail from Steven A. Zakem, Aird & Berlis LLP (PG.Main.PG33.1.1)

PG33.2	ACTION	10:00 AM		Ward: All
--------	--------	----------	--	-----------

Commercial Floorspace Requirements in Mixed Use Areas

Statutory - Planning Act, RSO 1990

Origin

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

Recommendations

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

1. City Council amend the Official Plan substantially in accordance with the draft official plan the amendment in Attachment 1 of the report (October 14, 2009) from the Chief Planner and Executive Director, City Planning.
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 brings forward an Official Plan Amendment to address instances where redevelopment proposals involving the reduction or elimination of existing commercial space in Mixed Use Areas may have a relatively large local impact, especially those for shopping centres upon which local residents have relied to meet their day-to-day convenience needs.

The proposed policy would require that these impacts be considered through the rezoning process, using criteria set out in the policy, with the possibility that some or all of the existing space be replaced or retained in the new development.

Consultations on the proposal showed general support for the proposed policy and did not lead to any substantive changes to it.

Financial Impact

The recommendations in this report will have no financial implications.

Background Information

Commercial Floorspace

(<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-24364.pdf>)

PG33.3	ACTION	10:00 AM		Ward: All
--------	--------	----------	--	-----------

Commercial Floorplate Size in New Buildings

Statutory - Planning Act, RSO 1990

Origin

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

Recommendations

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

1. City Council amend the Official Plan substantially in accordance with the draft official plan amendment in Attachment 1 of the report (October 14, 2009) from the Chief Planner and Executive Director, City Planning.
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 brings forward an Official Plan Amendment to address instances where large stores in new neighbourhoods and on pedestrian shopping strips may take away opportunities for small start-up businesses, and reduce the safety, comfort and amenity of the pedestrian environment.

The proposed policy would allow zoning by-laws to limit the size of new stores as a means to lessen these impacts. The policy would also require that existing stores and other opportunities for new businesses in the area be taken into account when developing size limits.

Consultations on the proposal showed general support for the proposed policy.

Financial Impact

The recommendations in this report will have no financial implications.

Background Information

Commercial Floorplate

(<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-24365.pdf>)

PG33.4	ACTION	10:15 AM		Ward: All
--------	--------	----------	--	-----------

Final Report - Official Plan Amendment to Encourage the Development of Units for Households with Children

Statutory - Planning Act, RSO 1990

Origin

(October 13, 2009) Report from Chief Planner and Executive Director, City Planning

Recommendations

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

1. City Council amend the Official Plan substantially in accordance with the draft official plan amendment presented in Attachment A of the report (October 13, 2009) from the Chief Planner and Executive Director, City Planning.
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

At its meeting of June 4, 2009, the Planning and Growth Management Committee considered a draft Official Plan Amendment to encourage the development of dwelling units suitable for households with children. The Committee directed City Planning staff to circulate the staff report containing the amendment to stakeholders and other respondents for comments, and hold a community consultation meeting on the matter.

This report provides an overview of the comments that were offered by interested parties during the Community Consultation meeting and via e-mail. The revised draft policies, which include a number of minor refinements, are shown in Attachment A of this report.

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-24366.pdf>)

Communications

(October 15, 2009) E-mail from Benjamin C. Rosillo (PG.Main.PG33.4.1)

PG33.5	ACTION	10:30 AM		Ward: All
--------	--------	----------	--	-----------

Draft Zoning By-law: Results of the Public Consultation Process

Origin

(October 21, 2009) Report from Chief Planner and Executive Director, City Planning

Recommendations

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

1. The Chief Planner and Executive Director, City Planning report to the Planning and Growth Management Committee at its meeting to be held on February 12, 2010, convened as the statutory public meeting to consider the draft zoning by-law.
2. The Chief Planner and Executive Director, City Planning conduct a Statutory Open House prior to the Statutory Public Meeting explaining the purpose and intent of the draft new zoning by-law and providing an opportunity for members of the public to ask questions and receive answers about the draft new zoning by-law.

Summary

At its meeting held on April 14, 2009, the Planning and Growth Management Committee instructed the Chief Planner and Executive Director, City Planning to consult with the public about the draft new zoning by-law. The draft zoning by-law was introduced for public consultation in May 2009 via the internet on the City's website. In addition, eight Open Houses and six ward meetings (at the request of Councillors) were held. The comments received have been summarized and are presented in this report. As a result of these comments, changes to the draft zoning by-law are recommended. It is also recommended that a Statutory Open House and a Statutory Public Meeting be held, in accordance with the Planning Act, in February 2010 for the purposes of considering the draft new zoning by-law.

Financial Impact

There are no financial impacts beyond what has already been approved in the current year's budget.

Background Information

Draft Zoning By-law

(<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-24425.pdf>)

PG33.6	ACTION			Ward: All
--------	--------	--	--	-----------

Approval of 2009 Toronto Heritage Grant Awards

Origin

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

Recommendations

The Chief Planner and Executive Director, City Planning recommends that

1. City Council approve awards for the 2009 Toronto Heritage Grant Program for the 42 heritage properties in the City of Toronto, as set out below, to assist in funding the scope of restoration work generally described in Attachment No. 1 of this report, in accordance with the Terms and Conditions of the Toronto Heritage Grant Program previously approved by City Council:
 - a. 252-64 Adelaide Street East, Bank of Upper Canada, commercial, \$15,000
 - b. 49 Alcina Avenue, house, \$5,000
 - c. 84 Bedford Road, house, \$4,500
 - d. 2 Berkeley Street, Berkeley Castle, commercial, \$15,000
 - e. 95 Brunswick Avenue, house, \$500
 - f. 283 Carlton Street, house, \$5,000
 - g. 285 Carlton Street, house, \$5,000
 - h. 65 Church Street, St James Cathedral Parish House, \$30,000
 - i. 194 Dowling Avenue, apartment block/recreation centre, \$25,000
 - j. 15 Draper Street, house, \$5,000
 - k. 17 Draper Street, house, \$5,000
 - l. 14 Elm Street, Arts and Letters Club, \$10,000
 - m. 181 First Avenue, house, \$2,000
 - n. 558 Gerrard Street East, Governor's House, Don Jail, Institutional, \$10,000
 - o. 34 Isabella St. house now Canadian Lesbian and Gay Archive, \$5,000
 - p. 152 King Street East, Daniel Brooke Building, commercial, \$10,000
 - q. 12 Laurier Avenue, row housing, \$500
 - r. 14 Metcalfe Street, house, \$2,500
 - s. 70 Old Kingston Road, Melville Church, \$5,000
 - t. 56 Queen Street East, Metropolitan United Church, \$6,000
 - u. 414 Queen Street West, commercial, \$10,000
 - v. 580 Queen Street West, commercial, \$15,000
 - w. 21 Rose Avenue, house, \$7,000
 - x. 46 Rose Avenue, house, \$2,500
 - y. 378 Sackville Street, house, \$2,000
 - z. 380 Sackville Street, house, \$2,000
 - aa. 43 Salisbury Avenue, house, \$2,000
 - bb. 118 Spruce Street, house, \$3,500
 - cc. 120 Spruce Street, house, \$2,000
 - dd. 1 St Andrew's Road, Thomson Bonese house, \$1,000
 - ee. 30 Tiverton Avenue, house, \$2,000

- ff. 10 Toronto Street, Seventh Post Office, commercial, \$5,000
 - gg. 37 Tranby Avenue, house, \$2,500
 - hh. 56 Tranby Avenue, house, \$2,500
 - ii. 58 Tranby Avenue, house, \$2,500
 - jj. 59 Tranby Avenue, house, \$1,000
 - kk. 60 Tranby Avenue, house, \$2,500
 - ll. 62 Tranby Avenue, house, \$4,500
 - mm. 64 Tranby Avenue, house, \$4,500
 - nn. 419 Wellesley Street East, house, \$1,500
 - oo. 421 Wellesley Street East, house, \$1,500
 - pp. 97 Winchester Street, house, \$2,000
2. Use of the grant awards outlined in Recommendation (1) of this report, be limited to only the proposed restoration work approved by the Chief Planner and Executive Director, City Planning, and that issuing of the grant award be subject to the grant recipient satisfying all conditions as set out in the Letter of Understanding between the City and the grant recipient.

Summary

This report recommends that City Council approve the recommended grant awards for the 2009 Toronto Heritage Grant Program as set out in this report.

Financial Impact

There are no new financial implications resulting from the adoption of this report. This report recommends grant awards for the 2009 Toronto Heritage Grant Program based on the 2009 budget approved by City Council.

Background Information

2009 Toronto Heritage Grant

(<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-24369.pdf>)

PG33.7	ACTION			Ward: All
--------	--------	--	--	-----------

Design Review Panel: Pilot Project Evaluation and Related Recommendations

Origin

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

Recommendations

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

1. City Council approve the Design Review Panel as a permanent component of the development approvals process to be implemented according to procedures outlined in Attachments 3 and 4 of the report (October 15, 2009) from the Chief Planner and Executive Director, City Planning.

2. City Council approve expansion of the Design Review Panel process for public capital projects and for private development as outlined in Attachments 1 and 2 of the report (October 15, 2009) from the Chief Planner and Executive Director, City Planning.
3. All Agencies and Divisions which conduct capital projects with significant public realm impacts, as identified in Attachment 1 of the report (October 15, 2009) from the Chief Planner and Executive Director, City Planning, include early consultation with the Design Review Panel as part of undertaking those projects.
4. City Council authorize and direct the appropriate City Officials to take the necessary action to give effect thereto, including incorporating an outline of the Design Review Panel process, as per the Attachments of the report (October 15, 2009) from the Chief Planner and Executive Director, City Planning, into the Toronto Development Guide.

Summary

The purpose of this report is to provide an evaluation of the Design Review Panel Pilot Project and recommendations about how the design review process should continue beyond the pilot period. The Design Review Panel Pilot Project was a proposal to test the feasibility of a permanent Design Review Panel by reviewing private and public development in selected Pilot Areas of the City for a period of two years. Implementing the Design Review Panel in this manner provided sufficient opportunity to test the initiative, consult with and respond to stakeholder concerns, and refine the process of integration into the development assessment process. Consultation with stakeholders has shown that the review process is seen as being a largely positive addition to development approvals process. No major objections to the process were provided throughout the pilot period. Subsequently, the report recommends permanent continuation of the Design Review process subject to the conditions contained within. These conditions include targeted expansion for private development, significantly increased expansion for public capital projects, and continued monitoring of the process to allow procedural refinements.

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

Design Review Panel

(<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-24383.pdf>)

PG33.8	ACTION			Ward: All
--------	--------	--	--	-----------

Provision of TTC Passes for Units in New Residential Condominium Buildings

Origin

(October 13, 2009) Report from Chief Planner and Executive Director, City Planning

Recommendations

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

1. City Council endorse the provision of a TTC adult Metropass pass during the first year of occupancy for each new condominium unit as a condition of condominium approval in all buildings with 20 or more units located in the City's targeted mixed use growth areas comprising the Downtown, the Central Waterfront, the Centres and the Avenues.

Summary

This report responds to a motion placed before City Council which proposes that developers provide TTC Metropasses to purchasers of new condominium units in certain areas of the City during their first year of occupancy.

The proposal to provide Metropasses to purchasers of new condominium units is consistent with Provincial policies and the objectives of the City's Official Plan to increase transit use and reduce auto dependency. This report recommends that the requirement for each condominium unit to be supplied with a Metropass for a 12-month period be secured as condition of condominium approval. This requirement would extend to all new condominium buildings with 20 or more units located in the targeted mixed use growth areas comprising the Downtown, the Central Waterfront, the Centres and the Avenues (see attached map).

The recommended Metropass program is consistent with the underlying direction of the new proposed parking standards for multi-unit residential developments. The standards are lower in the growth areas where transit service levels are or will be higher. Providing a Metropass during the first year of occupancy of a new condominium unit will reinforce the goal of encouraging greater transit use and add to the assurance that the new, proposed parking standards are adequate to meet the expected levels of residential parking demand in the growth areas.

Financial Impact

The recommendation contained in this report could lead to greater revenues for the TTC as a result of increases in the sale of annual passes and sustained higher levels of transit ridership.

Background Information

TTC Passes

(<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-24384.pdf>)

PG33.9	Information			Ward: All
--------	-------------	--	--	-----------

Proposed Zoning Regulations for Rooming Houses: Status Report

Origin

(October 21, 2009) Report from Chief Planner and Executive Director, City Planning

Summary

This report provides an update on the Proposed Zoning Regulations for Rooming Houses report. The final report will be submitted to the Planning and Growth Management Committee meeting to be held on January 6, 2010.

Background Information

Zoning Regulations for Rooming Houses

(<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-24421.pdf>)

PG33.10	ACTION	1:30 PM		Ward: All
---------	--------	---------	--	-----------

New Sign Regulation and Revenue Strategy for the City of Toronto

Public Meeting

Presentation

Origin

(October 20, 2009) Report from Deputy City Manager, Cluster B and Deputy City Manager and Chief Financial Officer

Recommendations

The Deputy City Manager, Cluster B, and the Deputy City Manager and Chief Financial Officer recommend that:

1. City Council amend the City of Toronto Municipal Code substantially in accordance with the draft by-law in Appendix A to the report (October 20, 2009) from the Deputy City Manager, Cluster B and the Deputy City Manager and Chief Financial Officer, to add the proposed Chapter 694, Signs, General, to the City of Toronto Municipal Code regulating the installation of signs on buildings and property, such amendment to come into effect on April 6, 2010.
2. City Council direct that Schedule 'A' - Sign Districts, of the proposed Chapter 694, be forwarded directly to City Council by the Chief Building Official and Executive Director Toronto Building, in a form which is substantially consistent with Appendix B to the report (October 20, 2009) from the Deputy City Manager, Cluster B and the Deputy City Manager and Chief Financial Officer.
3. City Council amend Municipal Code Chapter 27, Council Procedures, by repealing 27-152 B. (8) (a) to remove from Community Councils the delegated power regarding sign by-law amendments and minor variances, leaving within the jurisdiction of the Community Councils appeals of refusals of applications for temporary sign permits under 693-17B(5) and (6) and appeals of revocations of temporary sign permits under 693-17C(2) of Chapter 693, Signs.

4. City Council establish a City board named the Sign Variance Committee, as described in Appendix H to the report (October 20, 2009) from the Deputy City Manager, Cluster B and the Deputy City Manager and Chief Financial Officer, to make final decisions on first-party sign variance application appeals and on third party sign variance applications as set out in Recommendation 7.
5. City Council amend the Public Appointments Policy by incorporating Appendix H to this report as Appendix E.8 to the Policy and authorize the City Clerk to begin the advertised recruitment process to select the first members of the Sign Variance Committee using the qualifications and process described in the Public Appointments Policy, as so amended.
6. City Council delegate to the Chief Building Official the legislative authority, which is deemed to be minor in nature, to grant variances to the provisions of the City of Toronto Municipal Code, dealing with first party signs in accordance with the criteria for evaluating applications for variances set out in Appendix A to the report (October 20, 2009) from the Deputy City Manager, Cluster B and the Deputy City Manager and Chief Financial Officer, subject to a provision for the Ward Councillor(s), the applicant, or any party who received notice in accordance with the provisions in the Sign By-law, to appeal the decision of the Chief Building Official to the Sign Variance Committee, such delegation to come into effect on April 6, 2010.
7. City Council delegate to the Sign Variance Committee the authority to make final decisions on the hearing of appeals of the Chief Building Official's decisions on first party sign variance applications and to make decisions on third party sign variance applications in accordance with the criteria for evaluating applications for variances set out in Appendix A to the report (October 20, 2009) from the Deputy City Manager, Cluster B and the Deputy City Manager and Chief Financial Officer, such delegation to come into effect on April 6, 2010.
8. City Council repeal Subsection 1 (f) (i) of the Schedule "B" to By-law No. 22980 of the former City of Scarborough; Subsections 297-12N and 297-13 of Chapter 297, Signs, of the Municipal Code of the former City of Toronto, as amended; Sections 835.5.2.42.1, (Sign Review Committee- defined), 835.5.8 (Application for minor variance), and 835.5.9 (Application – minor variance – review) of Chapter 835, Sign, of the Municipal Code of the former City of York, as amended; and, Subsections 215-8B,C and 215-31 of Chapter 215, Signs, of the Municipal Code of the former City of Etobicoke, as amended, such repeal to take effect on April 6, 2010.
9. City Council adopt an annual Third Party Sign Tax (the "TPST"), payable by all Third Party Sign Owners on each Third Party Sign owned by them, to be effective July 1, 2010 at the rates and in accordance with the administrative design features set out in Appendix E to the report (October 20, 2009) from the Deputy City Manager, Cluster B and the Deputy City Manager and Chief Financial Officer.
10. City Council amend Municipal Code Chapter 27, Council Procedures, by adding 27-126 C. (2)(d) to delegate the hearing of any TPST appeals to the Government Management

Committee and designate the Government Management Committee as the City's appeal and dispute resolution body under the TPST by-law.

11. City Council adopt the fees as set out in Appendix F to this report, and authorize Chapter 363, Building Construction and Demolition, and Chapter 441, Fees and Charges of the Municipal Code to be amended to include such fees.
12. City Council authorize the inclusion within the Toronto Building 2010 interim operating budget of an amount of \$205,000 to fund the start-up of the dedicated Sign Unit until April 30, 2010 and forward the full budget for the dedicated Sign Unit, outlined in this report to be funded from the TPST, to the 2010 Operating Budget process for consideration.
13. City Council allocate \$1,004,400 in 2010 and \$1,158,100 in 2011 from the revenues of the TPST to the dedicated Sign Unit in Toronto Building to fund the administration and enforcement of the sign by-law and the administration and collection of the TPST.
14. City Council authorize an increase in the 2009 Toronto Building Base Budget of \$470,600 to secure the space and equipment for the dedicated Sign Unit required to support the administration of the unit, and that such amount be withdrawn from the Public Realm Reserve Fund as a one-time draw, and to be repaid from the revenues of the TPST.
15. City Council allocate \$1,413,600 from the revenues of the TPST towards repayment of the Public Realm Reserve Fund for the cost to secure space and equipment and program development costs and refer the remainder of the net revenues to the 2010 budget cycle to offset funding for City beautification and arts and culture initiatives.
16. If City Council does not adopt Recommendation 9 and the TPST it recommends, City Council direct the Chief Financial Officer and the Chief Building Official and Executive Director, Toronto Building, to consider and report back to Executive Committee no later than April 2010, with recommendations to adopt an annual fee on all Third Party Sign Owners for the purpose of recovering the costs of the administration and enforcement of the City's sign regulations.
17. City Council authorize the City Solicitor to prepare the necessary Bills for introduction in Council to implement the above recommendations, subject to such stylistic and technical changes to the draft bills as may be required.

Summary

This strategy will establish up-to-date and consistent regulations for newly erected signage throughout the City.

This report also describes and recommends the implementation of a third party sign tax, under the authority of Section 267 of the City of Toronto Act, 2006 to support the administration and enforcement of the new Sign by-law, as well as city beautification and ongoing investment in arts and culture in response to council's direction of October 2007.

Improvements to the administration of sign regulation in the City are recommended, including: the creation of a dedicated sign unit to consolidate the responsibility for sign regulation across the City; and, changes to the delegation of responsibility for decisions on sign variance applications and Sign By-law amendments.

Overall, these decisions will:

- update and improve the regulation of signage;
- enable the City to more effectively enforce the Sign By-law through the creation of a dedicated sign unit that would assume all responsibility for sign regulation in the City;
- provide capacity to track all third party sign installations through the maintenance of an inventory of third party signs to assist in proactive enforcement; as well as,
- provide a source of revenue for City priorities by the collection of the proposed tax on third party advertising installations.

Financial Impact

Expenditures

An increase in the 2009 Toronto Building Base Budget of \$470,600 is proposed to secure the space and equipment for the dedicated Sign Unit required to support the administration of the unit funded by a one-time draw from the Public Realm Reserve Fund.

It is recommended that \$1,413,600 from TPST will be allocated in 2010 towards repayment of the Public Realm Reserve Fund advance for Sign By-law development costs and to secure space and equipment.

It is proposed that estimated expenditures of \$1,634,100 in 2010 and \$1,821,905 in 2011, outlined in the table below, be considered as part of the 2010 Operating Budget Process.

- The current Toronto Building base budget of \$584,200 for sign permit review and inspection processes would be maintained and transferred to the Sign Unit in 2010.
- Costs of processing Sign Variance applications to be considered by the Sign Variance Committee will increase by \$58,500 in 2010 with a full year impact of \$79,755 in 2011.
- Administration and enforcement costs of the new Sign By-Law and administration and collection costs of the TPST by the new Sign Unit are estimated at \$991,400 in 2010 and \$1,742,150 in 2011.

Table 1 - Summary of Estimated Expenditures

Description	2009	2010*	2011
One-time cost to secure space and equipment <u>One-time Sign By-law development costs</u>	\$470,600 <u>\$943,000</u>	-	-
Total One-time Sign Bylaw Development Costs	\$1,413,600		
Transfer of existing base budget for applications and variances	-	\$584,200	-
New Sign Variance Committee		\$58,500	\$79,755

New Dedicated Sign Unit costs	-	\$991,400	\$1,742,150
Total Estimated Expenditures	\$1,413,600	\$1,634,100	\$1,821,905

*includes allocation of \$205,000 interim Operating Budget funding for Jan. 1/10 start-up

Revenues

The current Toronto Building base budget revenues for sign applications estimated at \$571,200 in 2010, increased each year in accordance with Chapter 441 of the Municipal Code, would be maintained and transferred to the Sign Unit.

The former City of Scarborough By-law No. 22980 contains a fee that is charged to the owner of each third party sign in the former City of Scarborough to help recover the costs of enforcement. This fee is recommended to be repealed effective April 6, 2010.

A new Third Party Sign Tax would be introduced at five graduated rates based on sign classes described later in this report. The proposed TPST revenue estimates for 2010 and 2011, shown in the table below, are based on an assumption of approximately 2000 lawfully erected third-party sign installations of varying size, type, and display technologies in the City of Toronto, and an effective date of the tax of July 1st, 2010.

It is proposed that the funding for the Sign Unit will come from a combination of Sign Permit and Sign Variance revenues and, from the TPST:

- The current Toronto Building base budget for sign permit review and inspection processes would be maintained and transferred to the Sign Unit, funded through existing application and variance fees of approximately \$571,200 in 2010, increased each year in accordance with Chapter 441 of the Municipal Code.
- Revenue from Sign Variance applications of \$58,500 in 2010 and \$79,755 in 2011 to be collected by Toronto Building and allocated to City Planning, to cover the costs of processing Sign Variance applications to be considered by the Sign Variance Committee.
- It is recommended that \$1,004,400 in 2010 and \$1,158,100 in 2011 be allocated from TPST revenues to the dedicated Sign Unit in Toronto Building to fund the administration and enforcement of the sign by-law and the administration and collection of the TPST.

This report further recommends that Council allocate \$1,413,600 towards repayment of the Public Realm Reserve Fund. It is also recommended in this report that the remainder of the revenues from the TPST be referred to the 2010 budget cycle to offset funding for City beautification and arts and culture initiatives.

If Council does not adopt the TPST as recommended, it may consider the Annual Enforcement Fee Option described at the end of this report to ensure funding for the new Sign Unit.

The full budget for the Sign Unit as described in this report will be forwarded to the 2010 Operating Budget process for consideration.

Table 2 - Summary of Estimated Revenues

Source	2009	2010	2011
Maintain existing application and variance fees*	\$560,000	\$571,200	\$584,052
Increase to sign variance fees*	-	\$58,500	\$79,755
New Third Party Sign Tax**	-	\$5,200,000	\$10,400,000
Total Estimated Revenue	\$560,000	\$5,829,700	\$11,063,807

* to be indexed annually in accordance with Chapter 441 of the Toronto Municipal Code

** to be indexed at a rate equivalent to the previous year's overall property tax increase after the 2010-2011 phase-in

Background Information

New Sign Regulations

(<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-24387.pdf>)

Sign By-law Appendix A

(<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-24741.pdf>)

Sign By-law Appendix B

(<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-24742.pdf>)

Sign By-law Appendix C

(<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-24743.pdf>)

Sign By-law Appendix D

(<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-24744.pdf>)

Sign By-law Appendix E

(<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-24745.pdf>)

Sign By-law Appendix F

(<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-24746.pdf>)

Sign By-law Appendix G

(<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-24747.pdf>)

Sign By-law Appendix H

(<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-24748.pdf>)

Sign By-law Appendix I

(<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-24749.pdf>)

Communications

(May 22, 2009) Letter from Kevin Paul, Ontario Real Estate, Canadian Pacific Railway Company (PG.Main.PG33.10.1)

(May 22, 2009) Letter from Jeffrey P. Peters, Base-Land Developments Inc. (PG.Main.PG33.10.2)

(May 25, 2009) Letter from Eli Dadouch, Firm Capital Properties Inc. (PG.Main.PG33.10.3)

(May 25, 2009) Letter from Manor Haas, Endodontics at Yonge & Lawrence (PG.Main.PG33.10.4)

(May 25, 2009) Letter from Elliot Strashin, S. Strashin & Sons Limited (PG.Main.PG33.10.5)

(May 26, 2009) Fax from Yvette Chmielnik, Contours 2000 Inc. (PG.Main.PG33.10.6)

(May 26, 2009) E-mail from A. Iquagni and Max Sellouk (PG.Main.PG33.10.7)

(May 26, 2009) Letter from Morley Zisckind, Zisckind Enterprises (PG.Main.PG33.10.8)

(May 26, 2009) Fax from Jim Apostolopoulos, Triple Properties Inc. (PG.Main.PG33.10.9)

(May 26, 2009) Letter from Franco Prevedello, 547429 Ontario Limited (PG.Main.PG33.10.10)

(May 26, 2009) Fax from Gary Fine, 536231 Ontario Limited (PG.Main.PG33.10.11)
 (May 26, 2009) Letter from Mark Bertoia, Sorbara Group (PG.Main.PG33.10.12)
 (May 26, 2009) Letter from Erez Karp, 1495068 Ontario Inc. (PG.Main.PG33.10.13)
 (May 26, 2009) Letter from Graham Lute, Kids Help Phone (PG.Main.PG33.10.14)
 (May 26, 2009) Letter from Carlos Valente (PG.Main.PG33.10.15)
 (May 27, 2009) Fax from Chris Dorscht, Mirvish Productions (PG.Main.PG33.10.16)
 (May 27, 2009) Fax from Chris and Frances Mergelos (PG.Main.PG33.10.17)
 (May 27, 2009) Letter from Max Mirhosseini (PG.Main.PG33.10.18)
 (May 27, 2009) Letter from Chi Cheung, Milyin Corporation (PG.Main.PG33.10.19)
 (May 28, 2009) E-mail from Garth Douglas, gsdmedia (PG.Main.PG33.10.20)
 (May 28, 2009) Letter from Mimi Yung, Connium Management Inc. (PG.Main.PG33.10.21)
 (May 28, 2009) Letter from Alfio Pasquarelli, Pizza Pizza Limited (PG.Main.PG33.10.22)
 (May 28, 2009) Fax from Robert Desai, Advance Safety World Ltd. (PG.Main.PG33.10.23)
 (May 28, 2009) Fax from C.M. Stickley, The Royal Canadian Legion, Mount Dennis Branch 31 (PG.Main.PG33.10.24)
 (May 29, 2009) Fax from Jogindee Singh, Ajmer Dollar Discount Ltd. (PG.Main.PG33.10.25)
 (May 29, 2009) Fax from Gary Clementi, 1503279 Ontario Inc. (PG.Main.PG33.10.26)
 (May 30, 2009) Fax from Betty Feder, Labrizza Properties (PG.Main.PG33.10.27)
 (May 29, 2009) Fax from Neville Woolf, Woolf Property Management (PG.Main.PG33.10.28)
 (June 1, 2009) E-mail from Rocco Forgione, Rexton Developments Ltd. (PG.Main.PG33.10.29)
 (May 26, 2009) E-mail from Tony Ciamarra (PG.Main.PG33.10.30)
 (June 2, 2009) Fax from Paul Kim, Adelaide Simcoe Inc. (PG.Main.PG33.10.31)
 (June 11, 2009) Letter from Dani Cohen, King Financial Holdings Limited (PG.Main.PG33.10.32)
 (June 12, 2009) Letter from Rosanne Caron, Out-of-Home Marketing Association of Canada (PG.Main.PG33.10.33)
 (August 1, 2009) E-mail from Spero Bassil, High Point Investments Limited (PG.Main.PG33.10.34)
 (August 27, 2009) Fax from Peter Dimakos, Dimakos Holdings Inc. (PG.Main.PG33.10.35)
 (September 25, 2009) Letter from Discount Car & Truck Rentals Ltd. (PG.Main.PG33.10.36)
 (September 25, 2009) Letter from Howard Macklin, Weston Tile (PG.Main.PG33.10.37)

10a Referral of the Sign By-law Review to the Planning and Growth Management Committee

Origin

(October 5, 2009) Letter from Executive Committee

Summary

The Executive Committee on October 5, 2009 considered a letter (October 2, 2009) from Mayor David Miller and directed that, in accordance with Appendix B. Section I.2.B of Council's Procedures By-law, the Executive Committee refer to the Planning and Growth Management Committee all aspects of the City's Sign By-law Policy Review, including any proposal for additional fees, charges or taxes which may be considered as part of the Review.

Background Information

Letter from Executive Committee

(<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-24595.pdf>)

Letter from Mayor David Miller

(<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-24596.pdf>)

PG33.11	Information			Ward: All
---------	-------------	--	--	-----------

Resignation of Member, Toronto Cycling Advisory Committee**Origin**

(September 25, 2009) Letter from Toronto Cycling Advisory Committee

Summary

The Toronto Cycling Advisory Committee informs the Planning and Growth Management Committee of the resignation of Toronto Cycling Advisory Committee Citizen Member Sonia Khan, and that Donald Wiedman, the next Alternate Candidate, as appointed by City Council on September 26 and 27, 2007, will now fill vacancy created, until November 30, 2010, or until a success is appointed.

Background Information

Letter from Toronto Cycling Advisory Committee

(<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-23786.pdf>)

PG33.12	ACTION			Ward: 15
---------	--------	--	--	----------

1100-1150 Caledonia Road – Interpretation of the Official Plan**Origin**

(October 20, 2009) Letter from North York Community Council

Summary

North York Community Council, at its meeting on October 13, 2009, during consideration of the report (August 19, 2009) from the Chief Planner and Executive Director, City Planning, referred the following motion, moved by Councillor Moscoe, to the Planning and Growth Management Committee, for consideration:

- "1. That the Planning and Growth Management Committee, in reviewing the Official Plan as it applies to employment areas, give consideration to:
 - a. excluding main streets that bisect employment areas, as areas permitting big box retail; and

- b. excluding from consideration as the “boundary” of employment areas that abut residential zones or whose access is limited by physical barriers, like railways, and limited access highways."

Background Information

Letter from NYCC

<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-24388.pdf>

Report August 19, 2009 from Planning

<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-24389.pdf>