

## Planning and Growth Management Committee

<b>Meeting No.</b>	22	<b>Contact</b>	Merle MacDonald, Committee Administrator
<b>Meeting Date</b>	Thursday, January 8, 2009	<b>Phone</b>	416-392-7340
<b>Start Time</b>	9:30 AM	<b>E-mail</b>	pgmc@toronto.ca
<b>Location</b>	Committee Room 1, City Hall	<b>Chair</b>	Councillor Norman Kelly

---

*The Decision Document is for preliminary reference purposes only. Please refer to the Committee's Report to City Council or to the Minutes for the official record.*

### *How to Read the Decision Document:*

- *Recommendations of the Committee to City Council appear after the item heading.*
- *Other action taken by the Committee on its own authority, which does not require Council's approval, is listed in the decision document under the heading "Decision Advice and Other Information".*
- *Declarations of Interest, if any, appear at the end of an item.*

PG22.1	ACTION	Amended		
--------	--------	---------	--	--

### **Election of Vice Chair**

#### **Decision Advice and Other Information**

The Planning and Growth Management Committee elected Councillor Peter Milczyn as its Vice Chair for a term of office starting January 8, 2009 to November 30, 2010, and until a successor is appointed.

#### **Origin**

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

#### **Summary**

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

PG22.2	ACTION	Adopted		Ward: 14, 19, 20
--------	--------	---------	--	------------------

## Official Plan Amendment for Front Street West – Final Report

*Statutory - Planning Act, RSO 1990*

### Committee Recommendations

The Planning and Growth Management Committee recommends that:

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

### Decision Advice and Other Information

The Planning and Growth Management Committee:

1. held a public meeting on January 8, 2009, and notice was given in accordance with the Planning Act.

### Origin

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

### Summary

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

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

### Background Information

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

### Communications

(November 25, 2008) letter from Hamish Wilson (PG.Main.PG22.2.1)  
 (January 6, 2009) fax from Hamish Wilson (PG.New.PG22.2.2)

PG22.3	ACTION	Amended		Ward: All
--------	--------	---------	--	-----------

## **Amendment to the Official Plan – Additional Site Plan Control Powers – Final Report**

*Statutory - Planning Act, RSO 1990*

### **Committee Recommendations**

The Planning and Growth Management Committee recommends that:

1. City Council amend the Official Plan substantially in accordance with the draft Official Plan Amendment submitted as Attachment 1 of the report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment as may be required.
3. City Council direct the Chief Planner and Executive Director to bring forward the Site Plan Control By-law amendments to implement the additional Site Plan Control powers dealing with exterior design and sustainable design in adjacent rights-of-way in the second quarter of 2009 upon the proposed Official Plan policies coming into effect.

### **Decision Advice and Other Information**

The Planning and Growth Management Committee:

1. held a public meeting on January 8, 2009, and notice was given in accordance with the Planning Act;
2. requested the Chief Planner and Executive Director of City Planning to report to Council on January 27, 2009, on how the City may be able to strengthen the section of the Site Plan Control policy relating to mandatory accessibility for persons with disabilities.

### **Origin**

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

### **Summary**

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

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

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

### Background Information

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

### Communications

(January 6, 2009) e-mail from Paula J. Tenuta, Building Industry and Land Development Association (PG.New.PG22.3.1)

(January 6, 2009) e-mail from John P. Wilson, Chair, Task Force to Bring Back the Don (PG.New.PG22.3.2)

(January 8, 2009) e-mail from Jeffrey L. Davies, Davies Howe Partners (PG.New.PG22.3.3)

(January 8, 2009) letter from Chris Sherriff-Scott, MintoUrban Communities (PG.New.PG22.3.4)

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

PG22.4	ACTION	Amended		Ward: All
--------	--------	---------	--	-----------

### Correspondence from Industry Canada on the City of Toronto Telecommunication Tower Protocol

### Committee Recommendations

The Planning and Growth Management Committee recommends that:

1. City Council approve the following amendments to the Telecommunication Tower Protocol:
  - i. All City Agencies, Boards and Commissions and City Divisions be advised that they should not lease space for the erection of a cellular tower without consultation with the local Councillor and specific authorization from City Council.
  - ii. Agencies, Boards and Commissions and City Divisions be advised of the protocol and their requirement to observe it.
  - iii. Require that notice be sent to residents within 120 metres of the proposed tower or three times the height of the tower (whichever is greater), and that this be communicated to Industry Canada and their concurrence be requested.

### Origin

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

**Summary**

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

**Background Information**

Correspondence from Industry Canada on the City of Toronto Telecommunication Tower Protocol

(<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-17593.pdf>)

**4a Comments from Councillor Moscoe in reference to the Report****Origin**

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

**Summary**

Forwarding his comments.

**Background Information**

Letter from Councillor Moscoe

(<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-18121.pdf>)

**4b Amendment to PG22.4****Origin**

(January 2, 2009) Letter from Councillor Cesar Palacio, Ward 17 Davenport

**Summary**

Requesting the report be amended.

**Background Information**

Letter from Councillor Palacio

(<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-18209.pdf>)

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

PG22.5	ACTION	Amended		Ward: All
--------	--------	---------	--	-----------

**Extending Zoning and Licensing of Rooming Houses****Decision Advice and Other Information**

The Planning and Growth Management Committee:

1. Requested the Chief Planner and Executive Director of City Planning and the Executive Director of Municipal Licensing and Standards to bring Frat Houses into and under the umbrella of regulations governing “Licensed Rooming Houses” under the new by-law.
2. Directed that the report (October 28, 2008) from the Chief Planner and Executive Director be forwarded to the staff working group engaged on this issue to come back as part of the comprehensive by-law coming forward in the Spring.

**Origin**

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

**Summary**

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

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

**Background Information**

Extending Zoning and Licensing of Rooming Houses

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

**Communications**

(January 6, 2009) e-mail from Paul Denison, Rupert Hotel Coalition (PG.New.PG22.5.1)

(January 6, 2009) e-mail from Phil Nazar, Rooming House Working Group (PG.New.PG22.5.2)

(January 8, 2009) e-mail from Pablo Escobar, WoodGreen Community Services (PG.New.PG22.5.3)

(January 7, 2009) e-mail from Nick Schefter (PG.New.PG22.5.4)

(January 8, 2009) submission from Carmel Hili, Toronto Christian Resource Centre (PG.New.PG22.5.5)

## **5a Comments from Councillor Del Grande**

### **Origin**

(November 6, 2008) Letter from Councillor Mike Del Grande, Ward 39 Scarborough-Agincourt

### **Summary**

Forwarding his comments.

### **Background Information**

Letter from Councillor Del Grande

(<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-18173.pdf>)

<b>PG22.6</b>	Presentation	Deferred		
---------------	--------------	----------	--	--

## **Presentation on Backyard Studios**

### **Decision Advice and Other Information**

The Planning and Growth Management Committee deferred the item until its meeting on February 4, 2009, to hear the presentation from BlueSky MOD.

### **Origin**

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

### **Summary**

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

### **Background Information**

Letter December 18, 2008 from Councillor Vaughan

(<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-18174.pdf>)

**6a Request to Defer****Origin**

(January 5, 2009) Letter from Councillor Adam Vaughan, Ward 20 Trinity-Spadina

**Summary**

Requesting that the presentation be deferred until the February 4, 2009 Planning and Growth Management Committee meeting.

**Background Information**

Letter January 5, 2009 from Councillor Vaughan

(<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-18175.pdf>)

PG22.7	Information	Received		Ward: 36
--------	-------------	----------	--	----------

**Birchcliff Quarry Lands Study – Status Report****Decision Advice and Other Information**

The Planning and Growth Management Committee received the item for information.

**Origin**

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

**Summary**

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

**Background Information**

Birchcliff Quarry Lands Study Status Report

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

PG22.8	ACTION	Adopted		Ward: 16, 22, 25
--------	--------	---------	--	------------------

**City-Initiated Official Plan and Zoning By-law Amendments, Yonge-Eglinton Centre Focused Review****Decision Advice and Other Information**

The Planning and Growth Management Committee:



1. Directed that the Final Report (January 5, 2009) from the Chief Planner and Executive Director, entitled “City-Initiated Official Plan and Zoning By-law Amendments, Yonge-Eglinton Centre Focused Review”, be considered at a statutory public meeting of the Planning and Growth Management Committee on February 4, 2009.

### Origin

(January 5, 2009) Report from Chief Planner and Executive Director, City Planning

### Summary

The attached Final Report recommends approval of amendments to the Official Plan, Yonge-Eglinton Secondary Plan, and By-law No. 438-86 to implement the results of the Yonge-Eglinton Centre Focused Review. I am recommending the final report be tabled and a statutory public meeting be scheduled for the February 4, 2009 Planning and Growth Management Committee meeting.

This will provide the public time to review the contents of the report well in advance of the statutory public meeting in February and allow planning staff to present the recommendations at a community meeting to be arranged by Councillor Walker in January 2009.

### Background Information

City Initiated Official Plan and Zoning By-law Amendments, Yonge Eglinton Centre Focused Review

(<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-17903.pdf>)

Attachment 1 Final Report

(<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-18134.pdf>)

Urban Design Guidelines

(<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-18135.pdf>)

PG22.9	Information	Received		Ward: All
--------	-------------	----------	--	-----------

## Energy Efficiency Rating and Geo-thermal Policy

### Decision Advice and Other Information

The Planning and Growth Management Committee received the item for information.

### Origin

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

### Summary

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

incentives to support geo-exchange.

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

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

## Background Information

Energy Efficiency Rating and Geo-thermal Policy

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

PG22.10	Information	Received		Ward: All
---------	-------------	----------	--	-----------

## Status Update on the Green Roof By-law

### Decision Advice and Other Information

The Planning and Growth Management Committee received the item for information.

### Origin

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

### Summary

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

With direction from the Planning and Growth Management Committee in November 2008, Toronto Building and the City Planning Division undertook a coordinated public consultation with affected stakeholders. Staff from both Divisions are responding to issues raised during the consultations and intend to conduct further focussed discussions with stakeholders. The report

containing the proposed by-law will be brought forward by the Chief Planner and Chief Building Official for consideration by the Planning and Growth Management Committee for its meeting to be held on April 14, 2009.

## Background Information

Status Update on the Green Roof By-law

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

## Communications

(December 22, 2008) e-mail from Stephen Upton, Vice President, Tridel Builders Inc.

(PG.Supp.PG22.10.1)

(December 23, 2008) fax from Mark Karam, Vice President & General Counsel, Menkes Developments Ltd. (PG.Supp.PG22.10.2)

## Meeting Sessions

Session Date	Session Type	Start Time	End Time	Public or Closed Session
2009-01-08	Morning	9:40 AM	12:05 PM	Public
2009-01-08	Afternoon	12:15 PM	12:40 PM	Public
2009-01-08	Afternoon	1:40 PM	2:40 PM	Public

## Attendance

Date and Time	Quorum	Members
2009-01-08 9:40 AM - 12:05 PM (Public Session)	Present	<i>Present:</i> Kelly, Milczyn, Thompson, Vaughan <i>Not Present:</i> Di Giorgio, Filion <i>Also present (non-members):</i> Carroll, Del Grande, Jenkins, Lee, Moscoe, Perks, Walker
2009-01-08 12:15 PM - 12:40 PM (Public Session)	Present	<i>Present:</i> Kelly, Milczyn, Thompson, Vaughan <i>Not Present:</i> Di Giorgio, Filion <i>Also present (non-members):</i> Carroll, Del Grande, Jenkins, Lee, Moscoe, Perks, Walker
2009-01-08 1:40 PM - 2:40 PM (Public Session)	Present	<i>Present:</i> Kelly, Milczyn, Thompson, Vaughan <i>Not Present:</i> Di Giorgio, Filion <i>Also present (non-members):</i> Del Grande, Jenkins, Moscoe, Perks, Stintz, Walker