

## 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

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PG22.2	Official Plan Amendment for Front Street West – Final Report (Ward: 14, 19, 20)
PG22.3	Amendment to the Official Plan – Additional Site Plan Control Powers – Final Report (Ward: All)
PG22.4	Correspondence from Industry Canada on the City of Toronto Telecommunication Tower Protocol (Ward: All)

## Planning and Growth Management Committee

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<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

PG22.2	Adopted			Ward: 14, 19, 20
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### Official Plan Amendment for Front Street West – Final Report

#### City Council Decision

City Council on January 27 and 28, 2009, adopted the following:

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.

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*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.

#### Committee 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 (Committee)

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

## Communications (Committee)

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

## Communications (City Council)

(January 23, 2009) letter from Hamish Wilson (CC.Supp.PG22.2.3)

## Speakers (Committee)

Hamish Wilson (Submission Filed)  
 Robert Eisenberg, York Heritage Properties  
 David White, Parkdale-High Park Residents Waterfront Group

PG22.3	Amended			Ward: All
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## Amendment to the Official Plan – Additional Site Plan Control Powers – Final Report

## City Council Decision

City Council on January 27 and 28, 2009, adopted the following:

1. City Council amend the Official Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment 1 to the report (January 20, 2009) from the Chief Planner and Executive Director, City Planning (PG22.3a).
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.

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*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.

### **Committee 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 (Committee)**

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

### **Background Information (City Council)**

(January 20, 2009) supplementary report from the Chief Planner and Executive Director, City Planning (PG22.3a)  
<http://www.toronto.ca/legdocs/mmis/2009/cc/bgrd/backgroundfile-18481.pdf>

### **Communications (Committee)**

(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)

### **Communications (City Council)**

(January 8, 2009) letter from Ian MacLeod, Pemberton Group (CC.Main.PG22.3.5)  
 (January 23, 2009) e-mail from Jeffrey L. Davies, Davies Howe Partners, Lawyers on behalf of Ambercroft Construction Ltd. (CC.Supp.PG22.3.6)  
 (January 23, 2009) e-mail from Jeffrey L. Davies, Davies Howe Partners, Lawyers on behalf of Bay-Elizabeth Construction Ltd. (CC.Supp.PG22.3.7)  
 (January 23, 2009) e-mail from Jeffrey L. Davies, Davies Howe Partners, Lawyers on behalf of Damaris Developments Inc. (CC.Supp.PG22.3.8)  
 (January 23, 2009) e-mail from Jeffrey L. Davies, Davies Howe Partners, Lawyers on behalf of Fancy Dell Developments Inc. (CC.Supp.PG22.3.9)  
 (January 23, 2009) e-mail from Jeffrey L. Davies, Davies Howe Partners, Lawyers on behalf of B-Major Homes (Ontario) Inc. (CC.Supp.PG22.3.10)  
 (January 23, 2009) e-mail from Jeffrey L. Davies, Davies Howe Partners, Lawyers on behalf of GCD Trustee Ltd. (CC.Supp.PG22.3.11)  
 (January 23, 2009) e-mail from Jeffrey L. Davies, Davies Howe Partners, Lawyers on behalf of Hollydowns Developments Inc. (CC.Supp.PG22.3.12)  
 (January 23, 2009) e-mail from Jeffrey L. Davies, Davies Howe Partners, Lawyers on behalf of Jasamax Holdings Inc. (CC.Supp.PG22.3.13)  
 (January 23, 2009) e-mail from Jeffrey L. Davies, Davies Howe Partners, Lawyers on behalf of Ringley Developments (CC.Supp.PG22.3.14)  
 (January 23, 2009) e-mail from Jeffrey L. Davies, Davies Howe Partners, Lawyers on behalf of Rosedale Developments Inc. (CC.Supp.PG22.3.15)  
 (January 23, 2009) e-mail from Jeffrey L. Davies, Davies Howe Partners, Lawyers on behalf of Smye Homes Ltd. (CC.Supp.PG22.3.16)

(January 23, 2009) e-mail from Jeffrey L. Davies, Davies Howe Partners, Lawyers on behalf of Top of the Tree Developments (CC.Supp.PG22.3.17)

(January 23, 2009) e-mail from Jeffrey L. Davies, Davies Howe Partners, Lawyers on behalf of The Conservatory Group (CC.Supp.PG22.3.18)

(January 23, 2009) e-mail from Jeffrey L. Davies, Davies Howe Partners, Lawyers on behalf of FRAM Building Group (CC.Supp.PG22.3.20)

(January 23, 2009) e-mail from Jeffrey L. Davies, Davies Howe Partners, Lawyers on behalf of Hollybar High Rise Developments Inc. (CC.Supp.PG22.3.21)

(January 26, 2009) e-mail from Jeffrey L. Davies, Davies Howe Partners, Lawyers on behalf of Osmington Inc. (CC.Supp.PG22.3.22)

(January 27, 2009) fax from Mary Bull, Wood Bull LLP (CC.New.PG22.3.23)

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

<b>PG22.4</b>	Amended			Ward: All
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**Correspondence from Industry Canada on the City of Toronto  
 Telecommunication Tower Protocol**

**City Council Decision**

City Council on January 27 and 28, 2009, adopted the following:

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.
  - iv. Upon receipt of an application for a permit and prior to notification, staff consult with the Local Councillor to determine if it is necessary to expand the notification area.
  - v. Staff, in consultation with the Local Councillor be authorized to extend the notification area of a Tower or Antenna, and that the costs associated with extending the notification area be paid by the applicant.

- vi. For notification purposes, the height of a Tower or Antenna be defined as the distance between the tip of the highest point and the crown of the adjacent road.
- vii. The Local Councillor or the staff of the Local Councillor be invited to attend the required preliminary consultation meeting and may attend if they so wish.
- viii. Notification be sent to both property owners and tenants within the notification area.

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### **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 (Committee)**

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

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

### **Background Information (City Council)**

Telecom Protocol amended by City Council on January 27 and 28, 2009

<http://www.toronto.ca/legdocs/mmis/2009/cc/bgrd/backgroundfile-18860.pdf>

**Communications (City Council)**

(January 21, 2009) fax from Mitch St. Jacques, Director, Operations, Toronto District, Industry Canada, Spectrum, Information, Technologies and Telecommunications (CC.Main.PG22.4.1)

**Speakers (Committee)**

Councillor Howard Moscoe, Ward 15 Eglinton-Lawrence

**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 (Committee)**

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 (Committee)**

Letter from Councillor Palacio

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

*Submitted Thursday, January 8, 2009*

*Councillor Norman Kelly, Chair, Planning and Growth Management Committee*