
Planning and Growth Management Committee

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| 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 |

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| Location | Committee Room 1, City Hall | Chair | Councillor Norman Kelly |

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| PG26.1 | ACTION | | | Ward: 3, 5 |
|--------|--------|--|--|------------|

Official Plan Amendments for Proposed New Roads and Road Widenings Associated with the West District Design Initiative – 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 7 of the report (May 15, 2009) from the Chief Planner and Executive Director, City Planning, 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 submitted as Attachment 8 of the report (May 15, 2009) from the Chief Planner and Executive Director, City Planning, 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.

Decision Advice and Other Information

The Planning and Growth Management Committee held a public meeting on June 4, 2009, and notice was given in accordance with the Planning Act.

Origin

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

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.

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>)

Communications

(June 1, 2009) letter from Patrick J. Devine, Fraser Milner Casgrain LLP (PG.New.PG26.1.1)

Speakers

Salvatore Galati

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|--------|--------|--|--|------------------|
| PG26.2 | ACTION | | | 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

Committee Recommendations

The Planning and Growth Management Committee 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 1 to the Supplementary Report dated June 1, 2009 from the Chief Planner and Executive Director, City Planning Division.
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 3 to the report dated May 11, 2009 from the Chief Planner and Executive Director, City Planning Division..

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 4 to the report dated May 11, 2009 from the Chief Planner and Executive Director, City Planning Division.
6. City Council adopt, in principle, the Urban Design Guidelines for St. Clair Avenue West between Keele Street to Glenholme Avenue, attached as Attachment 5 to the report dated May 11, 2009 from the Chief Planner and Executive Director, City Planning Division.
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 to the report dated May 11, 2009 from the Chief Planner and Executive Director, City Planning Division.
10. City Council adopt the St. Clair Avenue West Action Plan set out in Attachment No. 8 to the report dated May 11, 2009 from the Chief Planner and Executive Director, City Planning, and direct the Chief Planner and Executive Director, City Planning to work with City staff to implement this Plan.

Decision Advice and Other Information

The Planning and Growth Management Committee:

1. requested the Chief Planner and Executive Director, City Planning, to report directly to City Council on the feasibility of removing the density permissions on enhancement zone lands, once they have been purchased for development purposes and any structures on them demolished.
2. referred the following motions to the Chief Planner and Executive Director, City Planning, for report directly to City Council:

- a. Motion by Councillor Milczyn, that:
 1. The Chief Planner and Executive Director, City Planning, report to Council on the following changes that concern Ward 17 only:
 - a. amend the proposed draft Official Plan Amendment attached as Attachment No. 2 to the foregoing report by amending the maps to remove all "Area A" lands and applicable policies.
 - b. amend the proposed draft Zoning By-law attached as Attachment No. 1 to the supplementary report (June 2, 2009) from the Chief Planner and Executive Director, City Planning, by amending:
 - the schedules to remove all lands within the enhancement zones
 - Schedule 3 to change the maximum permitted heights from H24.0 (ez) to H24.0 and from H30.0 (ez) to H24.0 (7 storeys)
 - Schedule 2 for properties with frontage on St. Clair Avenue related to paragraph (b)(i) to MCR T5.0 C2.0 R4.0
 2. That no further public meetings be held in relation to the proposed amendments to the draft Official Plan and revised Zoning By-law.
- b. Motion by Councillor Fillion, that the report (May 11, 2009) from the Chief Planner and Executive Director, City Planning, be amended by deleting the enhanced zone provisions.

The Planning and Growth Management Committee held a public meeting on June 4, 2009, and notice was given in accordance with the Planning Act.

Origin

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

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.

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>

Communications

(June 2, 2009) e-mail from Bill and Maura Coristine (PG.New.PG26.2.1)

(June 3, 2009) fax from Jason Park, Fraser Milner Casgrain LLP (PG.New.PG26.2.2)

(June 3, 2009) e-mail from Yassara Monteleone (PG.New.PG26.2.3)

(June 3, 2009) e-mail from P. Halford (PG.New.PG26.2.4)

(June 4, 2009) letter from James W. Harbell, Stikeman Elliott LLP (PG.New.PG26.2.5)

(June 3, 2009) letter from Amy Rossiter (PG.New.Pg26.2.6)

(June 1, 2009) letter from Terrie-Lynne Devonish (PG.New.PG26.2.7)

Speakers

Bernice Iles

Heather MacDonald

Deena Mandell

Don Panos

Susan Speigel, Susan Speigel Architect

Marvin Green, Avenue Study Participant

Alfio Pasquarelli

Councillor Cesar Palacio, Ward 17, Davenport

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>)

2b City-Initiated Avenue Study for St. Clair Avenue West between Bathurst Street and Keele Street – Supplementary Report

Origin

(June 2, 2009) Report from Chief Planner and Executive Director, City Planning

Summary

The Final Report on the City-Initiated Avenue Study for St. Clair Avenue West, dated May 11, 2009 from the Chief Planner and Executive Director, City Planning Division recommends approval of an amendment to 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.

This report recommends that the Draft Zoning By-law amendment included in the May 11, 2009 be replaced with the draft zoning by-law amendment contained in Attachment 1 to this report. The proposed changes are minor in nature. The first serves to clarify the definition and intent of an "Enhanced Lot". The second change adds two provisions to the angular plane section to assist in clarifying the paramountcy of the angular plane to height permissions. These changes add further clarity and certainty to these sections.

Background Information

Supplementary Report Avenue Study for St. Clair Avenue West

(<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-21828.pdf>)

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

Committee Recommendations

The Planning and Growth Management Committee 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.

Origin

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

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.

Background Information

Design Review Panel Pilot Project - Request for Extension
(<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-21309.pdf>)

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| 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

Committee Recommendations

The Planning and Growth Management Committee recommends 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 the report (May 20, 2009) from the General Manager, Transportation Services, and the Chief Planner and Executive Director, City Planning.
2. City Council direct the Chief Planner and Executive Director, City Planning, 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. City Council direct that Notice for the statutory public meeting under the Planning Act be given according to the regulations under the Planning Act.

4. City Council direct staff 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.

Decision Advice and Other Information

The Planning and Growth Management Committee requested staff to give consideration to the following:

1. exploring the idea of tunnelling underneath the parking lot to the north of the extension to Rivalda Road, west of the train tracks, to protect the industrial use on site;
2. extending bike lanes to serve any new GO Transit or Transit City hubs that are established in the area;
3. paying the proposed construction and land acquisition costs for the new roads through Development Charges, Development Agreements and Section 37 agreements negotiated in this area without altering any pre-existing Section 37 agreements; and
4. exploring further options other than Option 3(b) to connect Rivalda Road and Deerhide Crescent.

Origin

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

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.

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>)

Communications

(May 27, 2009) letter from Ann Newman, Enbridge Pipelines Inc. (PG.Supp.PG26.8.1)

(June 1, 2009) fax from Mario Silva, Toronto District School Board (PG.New.PG26.8.2)

(June 2, 2009) fax from Alan Goffenberg, Site Vice President, Knoll North America Corp (PG.New.PG26.8.3)

Speakers

Alan Goffenberg, Knoll North America Corp (Submission Filed)

Sergio Gizzo, Manager - MPP Mario Sergio

Tim Lambrinos, Emery Village BIA

Leila Jackson, Emery Village BIA

Paul Marsala, Terraplan Landscape Architects Inc.

Anna Liza La Rosa, Emery Creek Ratepayers Assn

Councillor Cesar Palacio, Ward 17, Davenport

8a Emery Village Transportation Master Plan

Origin

(June 3, 2009) Letter from Councillor Giorgio Mammoliti Ward 7 York West

Summary

Recommendation from Councillor Giorgio Mammoliti.

Background Information

Letter from Councillor Mammoliti

(<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-21871.pdf>)

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

Committee Recommendations

The Planning and Growth Management Committee recommends that:

1. City Council delegate authority 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. City Council direct the City Solicitor to prepare a by-law for presentation to and approval by City Council to delegate authority to enter into Municipal Infrastructure Agreements.

Origin

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

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.

Background Information

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

Submitted Thursday, June 4, 2009

Councillor Norman Kelly, Chair, Planning and Growth Management Committee