

## Planning and Growth Management Committee

<b>Meeting No.</b>	33	<b>Contact</b>	Merle MacDonald, Committee Administrator
<b>Meeting Date</b>	Wednesday, November 4, 2009	<b>Phone</b>	416-392-1032
<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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*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.*

PG33.4	ACTION	Deferred		Ward: All
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### **Final Report - Official Plan Amendment to Encourage the Development of Units for Households with Children**

*Statutory - Planning Act, RSO 1990*

#### **Committee Decision**

The Planning and Growth Management Committee:

1. deferred consideration of the item to its meeting on April 21, 2010; and
2. requested staff to meet with BILD (Building Industry and Land Development Association), members of the Committee, Children Services staff and representatives from the Boards of Education, consult with families currently living in condominiums, review and propose changes to the recommendations concerning:
  - threshold where policy applies;
  - make the policy citywide or tie targets to school districts where child populations are in decline;
  - address possible funding strategies;
  - amenity space requirements;
  - knockout panels between units;
  - exempt rental housing projects; and
  - explore zoning options;

and that BILD be requested to consider financing the needed study.

## **Decision Advice and Other Information**

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

## **Origin**

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

## **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.

## **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)

(October 29, 2009) Fax from Pat Berne, Pemberton Group (PG.New.PG33.4.2)

(November 3, 2009) E-mail from Ronny Yaron (PG.New.PG33.4.3)

(November 3, 2009) E-mail from Howard Cohen and Lewis Poplak, Context (PG.New.PG33.4.4)

(November 3, 2009) E-mail from Paula J. Tenuta, Building Industry and Land Development Association (PG.New.PG33.4.5)

(November 3, 2009) E-mail from Katarzyna Sliwa, Davies Howe Partners (PG.New.PG33.4.6)

(November 3, 2009) E-mail from Katarzyna Sliwa, Davies Howe Partners (PG.New.PG33.4.7)

(November 4, 2009) E-mail from Tyler Greenleaf (PG.New.PG33.4.8)

(November 4, 2009) Submission from Alan Vihant, Concord Adex (PG.New.PG44.3.9)

## **Speakers**

Chris Bolton, Trustee, TDSB, Ward 10 Trinity-Spadina

Pat Berne, Pemberton Group (Submission Filed)

Kathryn Holden, Bay Corridor Community Association

Alan Vihant, Concord Adex (Submission Filed)

Katarzyna Sliwa, Davies Howe Partners (Submission Filed)

Steve Deveaux, Toronto Chapter, BILD

Ronny Yaron (Submission Filed)

### Meeting Sessions

Session Date	Session Type	Start Time	End Time	Public or Closed Session
2009-11-04	Morning	9:42 AM	12:04 PM	Public
2009-11-04	Afternoon	12:16 PM	3:50 PM	Public
2009-11-04	Afternoon	4:05 PM	11:10 PM	Public

### Attendance

Members were present for some or all of the time period indicated.

Date and Time	Quorum	Members
2009-11-04 9:42 AM - 12:04 PM (Public Session)	Present	<i>Present:</i> Di Giorgio, Filion, Kelly (Chair), Milczyn, Thompson, Vaughan <i>Also present (non-members):</i> Davis, Feldman, Lee, Jenkins, Moscoe, Perks, Walker
2009-11-04 12:16 PM - 3:50 PM (Public Session)	Present	<i>Present:</i> Di Giorgio, Filion, Kelly (Chair), Milczyn, Thompson, Vaughan <i>Also present (non-members):</i> Jenkins, Perks, Walker
2009-11-04 4:05 PM - 11:10 PM (Public Session)	Present	<i>Present:</i> Di Giorgio, Filion, Kelly (Chair), Milczyn, Thompson, Vaughan <i>Also present (non-members):</i> Carroll, Davis, Mihevc, Moeser, Moscoe, Stintz