

**THE CITY OF TORONTO**

**Clerk's Department**

**Minutes of the Planning and Transportation Committee**

**Meeting No. 4**

**Monday, October 4, 1999.**

The Planning and Transportation Committee met on Monday, October 4, 1999, in Committee Room 1, 2nd Floor, City Hall, Toronto, commencing at 9:30 a.m.

**Members Present:**

Councillor Joanne Flint, Chair  
Councillor Pam McConnell, Vice-Chair  
Councillor Milton Berger  
Councillor John Filion  
Councillor Blake F. Kinahan  
Councillor Gloria Lindsay Luby  
Councillor Howard Moscoe  
Councillor Joe Pantalone

**Declaration of Conflict.**

Councillor Filion declared an interest with respect to Item No. 7 (Minute No. 4.7) and advised that the nature of his interest is that he owns a property which has potential for creating a second suite apartment.

**Confirmation of Minutes.**

On motion by Councillor Lindsay Luby, the minutes of the meeting of the Planning and Transportation Committee held on September 13, 1999, were approved subject to amending motion No. (3) on Page 7 which was attributed to Councillor O'Brien, to read that this was moved by Councillor Lindsay Luby.

On motion by Councillor Moscoe, the Committee scheduled consideration of Item 12 - Tenant Defence Fund - for 10:00 a.m.

**1. Vital Services Programme**

The Planning and Transportation Committee gave consideration to the report (September 15, 1999) from the Acting Commissioner, Urban Planning and Development Services reporting on the success of the Vital Services programme for the heating season of 1998/99, and recommending that this report be received for information.

On motion by Councillor Moscoe, the Committee:

- (1) received the report (September 15, 1999) from the Acting Commissioner, Urban Planning and Development Services for information; and
- (2) requested the Acting Commissioner, Urban Planning and Development Services to report to the Planning and Transportation Committee on the implementation of a 24 hour telephone service operated by a person, not a machine, where a Councillor could get immediate service on behalf of constituents on matters relating to vital services.

(Acting Commissioner of Urban Planning and Transportation Services - October 6, 1999)

**(Clause 6(a), Report No. 5)**

**2. Regulation of Hours of Operation - Body Shops/Automobile Service Centres**

The Planning and Transportation Committee gave consideration to the report (September 9, 1999) from the Acting Commissioner, Urban Planning and Development Services updating the Committee on the status of the matter of the regulation of hours of operation of body shops/automobile service centres and recommending that the Committee receive this report for information

On motion by Councillor Moscoe, the Committee received the report (September 9, 1999) from the Acting Commissioner, Urban Planning and Development Services for information.

(Acting Commissioner, Urban Planning and Transportation Services - October 6, 1999)

**(Clause 6(b), Report No. 5)**

**3. TTC's 2000 Service Plan**

The Planning and Transportation Committee gave consideration to the report (September 10, 1999) from A.J. Chocorlan, Interim General Secretary forwarding, for information, a report containing recommendations for transit service improvements in 2000, asking Councillors to provide their comments to the TTC no later than November 10, 1999.

On motion by Councillor McConnell, the Committee recommended to Council that:

- (1) the Toronto Transit Commission be requested to consider enacting a proactive program for extending bus services, especially on routes with revenues over 60%; and

On motion by Councillor Moscoe, the Committee recommended to Council that:

- (2) as the inconvenience of increased waiting time on a number of routes is an important consideration to transit users, the Toronto Transit Commission be requested, in future, to document the number of customer trips that would be inconvenienced by each reduction in headway.

**(Clause No. 1, Report No. 5)**

**4. Retirement and Lodging Homes**

The Planning and Transportation Committee gave consideration to the report (September 21, 1999) from the City Solicitor reporting on the legal status of the former City of Toronto and City of Etobicoke Rooming House/Lodging House by-laws and the enforcement of these by-laws outside the boundary areas of these former area municipalities and recommending that this report be received for information.

On motion by Councillor Moscoe, the Committee received the report (September 21, 1999) from the City Solicitor for information.

(City Solicitor - October 6, 1999)

**(Clause 6(c), Report No. 5)**

**5. New Practices for the Review of Development Applications**

The Planning and Transportation Committee gave consideration to the report (June 25, 1999) from the Commissioner of Urban Planning and Development Services recommending that:

- (1) this report be referred to the Community Councils for review and comment to the Planning and Transportation Committee for its October 4, 1999 meeting;
- (2) Council endorse the following principles as the foundation for new practices in City Planning:
  - (i) delegation of authority to staff, as permitted by statute, to approve applications for site plan control approval, various classes of consents, draft condominium approval (except for conversion of rental housing) and authority to execute, amend and release site plan agreements on behalf of the City;
  - (ii) a case management system which provides for a continuity of planning staff assignment from the beginning to the completion of any project;
  - (iii) a one-window review and comment process which is streamlined to the essential agencies and which establishes time frames for responses;
  - (iv) use of preliminary evaluation reports, for applications to amend the official plan or zoning by-law, to identify issues, set up a community consultation process and to establish a target for delivery of a final recommendation report and statutory public meeting;
  - (v) provision for roundtable meetings between applicants and empowered staff from City departments to identify issues, technical studies needed and other relevant matters early in the review process;
  - (vi) use of plain language and common formats in reports to Council, notices to the public and agreements related to development approvals;
  - (vii) use of informal and formal dispute resolution throughout the approval process to avoid appeals and referrals to the Ontario Municipal Board.

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- (3) the City Solicitor be directed to prepare by-laws for presentation to and approval by City Council as follows:
  - (i) to delegate authority to approve applications for site plan control approval to the Chief Planner or delegate(s), subject to a provision for the Ward Councillor(s) to request a “bump-up” to City Council for approval;
  - (ii) to establish areas of site plan control on a consistent basis across the City, establishing appropriate thresholds defining the intensity of development or redevelopment which would require the submission of an application for site plan approval as detailed in this report;
  - (iii) to delegate authority to grant draft condominium approvals except for applications involving the conversion of rental housing, and exemptions from draft approval as appropriate, to the Chief Planner or delegate(s);
  - (iv) to delegate approval authority for the creation of new lots by consent to the Committee of Adjustment as permitted under Section 54 of the Planning Act;
  - (v) to delegate approval authority for all consents, other than the creation of new lots, to the Secretary-Treasurer of the Committee of Adjustment or delegate(s) in accordance with Section 54(2) of the Planning Act;
  - (vi) to delegate authority to execute, amend and release agreements as required, to the Chief Planner or delegate(s).
- (4) the City Solicitor be authorized and directed to prepare and present for Council approval, standard form agreements as required and authorized by the Planning Act and any other statutes to replace standard form agreements currently in use;
- (5) Council request the Province of Ontario to amend the Planning Act to delete the requirements for a public meeting in conjunction with plans of subdivision;
- (6) staff be authorized to accept certificates of completion from Provincially registered professionals as proof of compliance with City requirements and Provincial statutes with regard to site plan approval and condominium registration.
- (7) staff be directed to bring forward any amendments to the Official Plans of the former municipalities required to implement the findings of this report;

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- (8) staff be directed to bring forward a report to the Planning and Transportation Committee recommending a new structure for the Committee(s) of Adjustment;
- (9) staff be directed to bring forward a report to the Planning and Transportation Committee recommending new practices for harmonizing the Committee of Adjustment function; and
- (10) staff in the Urban Planning and Development Services Department, Corporate Services Department, Economic Development Culture and Tourism Department, and Works and Emergency Services Department, be authorized to undertake necessary actions to give effect to these recommendations.

The Committee also had before it the following reports/communications:

- (July 30, 1999) from Councillor John Filion forwarding suggested amendments to the Planning Process together with a brief rationale for each.
- (September 17, 1999) from the City Clerk, Scarborough Community Council forwarding action taken by the Scarborough Community Council, and recommending that:
  - (1) the Commissioner of Urban Planning and Development Services be directed to:
    - (i) send by First Class Mail, notification of planning applications to tenants and owners within 400 feet of an application; and
    - (ii) send by Third Class Mail, at the applicant's expense, notification of planning applications to tenants and owners beyond the 400 foot boundary, as may be determined by the local Community Council;
  - (2) site inspections on Site Plan Applications be continued in the East District, as previously carried out by the former City of Scarborough, and that the Commissioner of Urban Planning and Development Services be directed to continue to review internal operations to provide this service City-wide;
  - (3) telecommunications equipment not be exempted from the Site Plan Control process; and
  - (4) Recommendation No. (6) in the report of the Commissioner of Urban Planning and Development Services be amended to read as follows:

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“(6) staff be authorized to accept, as an alternative where site inspection resources are limited, certificates of completion from Provincially registered professionals as proof of compliance with City requirements and Provincial statutes with regard to site plan approval and condominium registration;”.

- (September 20, 1999) from the City Clerk, Toronto Community Council forwarding action taken by Toronto Community Council and recommending that recommendation Nos. 2-10 of the report (June 25, 1999) from the Commissioner of Urban Planning and Development Services be adopted.
- (September 20, 1999) from the City Clerk, York Community Council forwarding the action taken by the York Community Council and recommending that:
  - (1) with respect to the process for community consultation, that the community meetings be chaired alternately by the Ward Councillors if the process is implemented during this current term of Council;
  - (2) the Ward Councillor be responsible for chairing the community meetings, during the next term of Council; and
  - (3) regarding the Proposed Site Plan Approval Process, the Ward Councillors notify planning staff of their absences or unavailability, to allow the Councillors to submit comments on their return and to “bump-up” the issue to the Community Council, if necessary.

The York Community Council also:

- (a) requested the Ward Councillors to submit their individual comments to the Planning and Transportation Committee for consideration at its October 4, 1999 meeting; and
- (b) held a public meeting regarding this matter.
- (September 16, 1999) from the City Clerk, Etobicoke Community Council forwarding action taken by the Etobicoke Community Council and recommending that:
  - (1) Members of Council continue to chair community meetings and that staff of Urban Planning and Development Services only do so if requested by the local Councillor(s); and

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- (2) the notification to Ward Councillors of site plan approval applications contain a 'response box' for completion by Councillors requesting a "bump-up".

The Etobicoke Community Council also requested the Acting Commissioner of Urban Planning and Development Services to submit a report to the meeting of the Planning and Transportation Committee on October 4, 1999, clarifying the statement regarding the recovery of costs from the Councillor's budget if a request is made to exceed the requirements of the Act with respect to the area of notice for community and public meetings.

- (September 17, 1999) from the City Clerk, North York Community Council advising that North York Community Council deferred consideration of this matter to its next meeting scheduled for October 12, 1999, at 2:00 p.m. and requested that:
  - (1) the City Clerk notify all members of the public who attended the North York Community Council meeting of September 14, 1999, of the continuation of the public meeting scheduled for October 12, 1999, at 2:00 p.m.; and
  - (2) the Planning and Transportation Committee defer consideration of this matter which is expected to be considered by the Planning and Transportation Committee at its meeting scheduled for October 4, 1999, in order to allow the North York Community Council an opportunity to hear all deputations scheduled for the continuation of the public meeting scheduled for October 12, 1999, and to subsequently forward its comments and/or recommendations regarding this issue.
- (September 20, 1999) from the City Clerk, East York Community Council forwarding the action taken by the East York Community Council and recommending that consideration of this matter be deferred until such time as the report from the Acting Commissioner of Urban Planning and Development Services with respect to the organizational structure for the new Committee of Adjustment is considered.
- (October 1, 1999) from Anne Dubas, President, CUPE Local 79
- (October 4, 1999) from Peter Gabor, Chair, The Toronto Board of Trade Planning and Development Committee

On motion by Councillor Moscoe, the Committee:



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(1) deferred consideration of the report (June 25, 1999) from the Commissioner, Urban Planning and Development Services, and related material, to the Committee's next meeting on November 1, 1999; and

(2) noted the following motions which were tabled by Councillor Moscoe and requested that they be brought forward to the Committee's next meeting for consideration with this matter:

“That the report (June 25, 1999) from the Commissioner, Urban Planning and Development Services be amended by:

(1) amending Recommendation 2(i) by adding at the end thereof the words:

“but only after consultation with Councillor(s) in accordance with practices presently in use in the former City of North York;”

so as to read:

“2(i) delegation of authority to staff, as permitted by statute, to approve applications for site plan control approval, various classes of consents, draft condominium approval (except for conversion of rental housing) and authority to execute, amend and release site plan agreements on behalf of the City but only after consultation with Councillor(s) in accordance with practices presently in use in the former City of North York;”

(2) amending Recommendations 2(ii) by adding at the end thereof the words:

“and that the planner in charge of a project have available specific expertise that may be required, in particular urban planning design and landscape planning resources;”

so as to read:

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- “(2)(ii) a case management system which provides for a continuity of planning staff assignment from the beginning to the completion of any project and that the planner in charge of a project have available specific expertise that may be required, in particular urban planning design and landscape planning resources;”
- (3) adding the additional recommendation:
- “2(viii) prior to preliminary reports being written, Councillors be given the opportunity to hold a community meeting if they so require so that the planners have the benefit of community input at an early stage before preliminary evaluation;”
- (4) amending Recommendation 3(ii) by deleting the words “intensity of” and replacing with the words “criteria to be applied to”, so as to read:
- “3(ii) to establish areas of site plan control on a consistent basis across the City, establishing appropriate thresholds defining the criteria to be applied to development or redevelopment which would require the submission of an application for site plan approval as detailed in this report:”
- (5) amending Recommendation 3(vi) by adding the words “after consultation with local Councillor(s);”, so as to read:
- “3(vi) to delegate authority to execute, amend and release agreements, as required, to the Chief Planner or delegate(s) after consultation with local Councillor(s);”
- (6) Adding the following additional Recommendations:
- “(11) that all studies related to a project over a certain threshold be commissioned by the City of Toronto at the expense of the applicant and

that staff be requested to report further on a suitable threshold;

- (12) that the Commissioner, Urban Planning and Development Services be requested to report further on a policy that would require the removal of signage related to planning practices at the specific steps in the planning process;
- (13) that planning policies prohibit the erection of a sales office for any project prior to all planning approvals having been made;
- (14) that pre-application meetings include Councillors, or their staff, if they so request;
- (15) that Councillors be immediately notified upon receipt of an application;
- (16) that informal consultation meetings be held with the community prior to a preliminary evaluation report;
- (17) that notification of planning applications be sent to persons in the area including residential and business tenants and property owners;
- (18) that all telecommunication applications be forwarded to the Telecommunications Steering Committee for information;
- (19) that industrial applications be exempt, unless requested by the Ward Councillor(s);
- (20) that the following not be exempted:
  - townhouses;
  - additions to commercial parking lots;
  - school portables; and
  - telecommunication equipment

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- (21) preliminary evaluation reports not include staff comments which may prejudice the final staff recommendation;
- (22) Members of Council continue to chair planning community meetings, and planning staff chair these meetings only if requested by the Ward Councillor(s); and
- (23) certificates of inspection be commissioned by Urban Planning and Development Services and paid for by the applicant.

(Acting Commissioner, Urban Planning and Transportation Services; cc: Interested Persons, Attn: Ted Tyndorf, Urban Planning and Development Services, Administrator, Scarborough Community Council, Administrator, Toronto Community Council, Administrator, York Community Council, Administrator, Etobicoke Community Council, Administrator, North York Community Council, Administrator, East York Community Council - October 6, 1999)

**(Clause 6(d), Report No. 5)**

**6. Staffing Resources, Urban Planning and Development Services, Municipal Licensing and Standards Division; Common Area Apartment Re-inspection Programme**

The Planning and Transportation Committee gave consideration to the report (September 16, 1999) from the Acting Commissioner, Urban Planning and Development Services reporting that the final structure for the Municipal Licensing and Standards Division has now been established, advising the Committee on the improved practices and related impacts, and recommending that:

- (1) the Committee recommend to Council that it endorse the concept of a proactive inspection programme for common areas of all multi-unit rental residential accommodation;
- (2) the Committee recommend to Council that it request that Central Mortgage and Housing Corporation, the Ontario Ministry of Municipal Affairs and Housing co-fund the programme with the City; and
- (3) the Committee recommend to Council that it request the Province to amend the Municipal Act or provide special legislation to permit the City of Toronto to license multi-unit rental residential accommodation.

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On motion by Councillor McConnell, the Committee recommended to Council that the report (September 16, 1999) from the Acting Commissioner, Urban Planning and Development Services be adopted subject to:

- (1) deleting Recommendations (2) and (3) and substituting therewith the following:

“(2) multi-unit rental residential buildings be licensed using the classification and fee formula outlined in Appendix A of the foregoing report which proposes three classes of licence as follows:

Class A Licence - a five year licence with a fee of 40 cents per suite per month

Clause B Licence - a three year licence with a fee of 60 cents per suite per month

Class C Licence - a one year licence with a fee of 70 cent per suite per month

On motion by Councillor Moscoe, the Committee recommended to Council:

- (3) that this licensing program be implemented on a cost-recovery basis; and”
- (2) adding the following additional recommendation:

“(4) that the City Solicitor be requested to prepare the necessary by-laws to give effect thereto.”

(Policy and Finance Committee; cc: Councillor Flint, Chair, Planning and Transportation Committee, Acting Commissioner, Urban Planning and Transportation Services, Chief Financial Officer & Treasurer, Finance - Attn: John Di Lallo, Budget Services Division, City Solicitor - October 6, 1999)

**(Clause No. 2, Report No. 5)**

**7. Registration of Second Suites**

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The Planning and Transportation Committee gave consideration to the report (September 16, 1999) from the Acting Commissioner, Urban Planning and Development Services reporting further on an implementation plan for the registration of second suites, as requested by Council at its meeting on July 27, 28, 29 and 30, 1999 and on a series of motions from the Council debate on the registration of second suites, and recommending that:

- (1) the City Solicitor be instructed to prepare the necessary by-law to institute a program for registration of two-unit houses, and that authority be granted to introduce the necessary Bill in Council to give effect thereto;
- (2) Council endorse an enforcement strategy based only upon responding to complaints and voluntary compliance by property owners;
- (3) Council request the Province of Ontario to undertake the legislative changes necessary to permit the City of Toronto to pass a by-law for the licensing and regulating of two-unit houses.

or

- (4) Council receive this report for information, and not adopt a program for registration of two-unit houses.

The Committee also had before it the report (August 6, 1999) from the City Clerk forwarding Clause 1 of Report 3 of The Planning and Transportation Committee, titled "Draft Official Plan Amendments and Zoning By-law Amendments to Permit Second Suites As-of-Right", which was adopted as amended, by the Council of the City of Toronto at its meeting held on July 27, 28, 29 and 30, 1999, and referring to the Planning and Transportation Committee for report thereon to Council the following:

- (1) all portions of the Clauses pertaining to the registration of second suites and the following motions related thereto, be referred to the Planning and Transportation Committee for report thereon to Council for its regular meeting to be held on October 26, 1999:
- (2) the following motions:

Moved by Councillor Cho:

"That Part (3) of the motion by Councillor Flint be amended to provide that:

- (1) registration take place prior to, or at the same time, as the lease on the second suite closes; and

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- (2) the City grant a six-month grace period to those persons already living in a second suite and the owners who have been renting their second suites.”

Moved by Councillor Duguid:

“That Part (3) of the motion of Councillor Flint be amended by deleting the words ‘and annually thereafter’, and inserting in lieu thereof the following:

‘and that the Acting Commissioner of Urban Planning and Development Services be requested to apply to the Province of Ontario for an amendment to the Municipal Act to permit municipalities to undertake an annual inspection and impose an annual registration fee for each second suite.’ ”

Moved by Councillor Nunziata:

“That Part (4) of the motion by Councillor Flint be struck out and the following be inserted in lieu thereof:

- ‘(4) that the City establish a system for the registration of two-unit houses authorizing these suites only where there is compliance with the Zoning By-law, the Property Standards By-law, the Fire Code and the Building Code, and that such registration be reviewed when the Registrar receives complaints with respect to the second unit and revoked when there is a breach of any of these laws or when inspection to determine a breach is refused.’ ”

Moved by Councillor Flint:

“It is further recommended that:

- (1) Recommendation No. (4) of the Planning and Transportation Committee be deleted;
- (2) a By-law, substantially in the form of the draft by-law attached to the report dated June 22, 1999, from the Commissioner of Urban Planning and Development Services, regarding registration of second suites, be approved, and that authority be granted to introduce the necessary Bill in Council to give effect thereto;

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- (3) a fee of \$75.00 be charged for each second suite; such fee to be payable at the time of registration and annually thereafter; and
- (4) Council endorse an enforcement strategy based upon responding to complaints and voluntary compliance by homeowners and tenants.”

Moved by Councillor Duguid:

“It is further recommended that, if a registration system for second suites is adopted by Council, staff be requested to apply to the Province of Ontario for an amendment to the relevant legislation to increase the maximum fine for failure to register a second suite to \$25,000.00 from \$5,000.00.”

Moved by Councillor Li Preti:

“It is further recommended that a permanent registry of ‘add-a-suite’ be established by the appropriate Department.”

Moved by Councillor Bossons:

“It is further recommended that:

- (1) the City establish and maintain a registry of units existing before enactment of the second suites By-law and units created on the basis of the new By-law, to the extent possible under the rights-of-entry powers available to the City;
- (2) the City not charge inspection fees, and the waiving of fees be considered the City’s contribution to affordable housing construction; and
- (3) the Acting Commissioner of Urban Planning and Development Services be requested to submit a report to the Planning and Transportation Committee on registry and inspection costs.”

Moved by Councillor King:

“It is further recommended that, when the Planning and Transportation Committee gives consideration to the matter of registering second suites, it also give consideration to imposing fines on the owners of those second suites which have not been registered.”



Moved by Councillor Minnan-Wong:

“It is further recommended that sufficient enforcement officers be retained for by-law enforcement, property standards and registration and that this be done on a cost-recovery basis from owners who have second suite apartments.”

Moved by Councillor Tzekas:

“It is further recommended that the Province of Ontario be requested to amend the Municipal Act to permit the City of Toronto to pass By-laws licensing and regulating units in houses with second suites.”

On motion by Councillor Moscoe, the Committee referred the report (September 16, 1999) from the Acting Commissioner, Urban Planning and Development Services to the Acting Commissioner with a request that he submit to the Committee a further report proposing a more refined fee schedule and include incentives which would encourage property owners to register their second suite units.

Councillor Filion declared an interest with respect to this matter and advised that the nature of his interest is that he owns a property which has potential for creating a second suite apartment

(Acting Commissioner, Urban Planning and Transportation Services - October 6, 1999)

**(Clause 6(e), Report No. 5)**

**8. Toronto Licensing Tribunal - Semi Annual Report, January - June, 1999**

The Planning and Transportation Committee gave consideration to the report (August 19, 1999) from the Chair, Toronto Licensing Tribunal reporting in response to City Council's direction that the Toronto Licensing Tribunal report at least semi-annually to the Planning and Transportation Committee, and recommending that:

(1) City Council amend Section 11(1) of By-law 20-85 to read as follows:

11(1) an applicant for a licence, or for the renewal of a licence is, subject to the provisions of this By-law, entitled to be issued the licence or renewal, except where,

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- (a) the conduct of the applicant affords reasonable grounds for belief that he has not carried on or will not carry on his trade, calling, business or occupation in accordance with law and with integrity and honesty; or
  - (b) there are reasonable grounds for belief that the carrying on of the trade, calling, business or occupation by the applicant has resulted or will result in a breach of this By-law or any other law; or
  - (c) the applicant is a corporation and its conduct or the conduct of its officers, directors, employees or agents affords reasonable grounds for belief that its trade, calling, business or occupation has not been or will not be carried on in accordance with law and with integrity and honesty; or
  - (d) there are reasonable grounds for belief that the premises, accommodation, equipment or facilities in respect of which the licence is required have not complied or will not comply with the provisions of this By-law or any other law; or
  - (e) the conduct of the applicant or other circumstances afford reasonable grounds for belief that the carrying on by the applicant of the business in respect of which the licence is sought infringes or would infringe the rights, or endanger the health or safety of other members of the public; and
- (2) City Council direct the City Solicitor to amend By-law 20-85 to authorize the Tribunal to suspend penalty for a specified period of time, to be determined by the Tribunal.

On motion by Councillor Moscoe, the Committee endorsed the report (August 19, 1999) from the Chair, Toronto Licensing Tribunal and referred it to the Licensing Sub-Committee for consideration at its first meeting and requested the Acting Commissioner, Urban Planning and Development Services to report to the Licensing Sub-Committee for that meeting on the power of the Licencing Tribunal to levy fees.

Dorothy Thomas, Chair, Toronto Licensing Tribunal, made a presentation to the Committee in connection with the foregoing matter.

(Licensing Sub-Committee; Acting Commissioner, Urban Planning and Transportation Services; cc: Chair, Toronto Licensing Tribunal - October 6, 1999)

**(Clause 6(f), Report No. 5)**

**9. Terms of Reference, Staffing Resources and Funding - Licensing Sub-committee**

The Planning and Transportation Committee gave consideration to the report (September 20, 1999) from the Acting Commissioner, Urban Planning and Development Services recommending that:

- (1) the Sub-Committee's mandate, scope, organization, and procedures as outlined in the terms of reference below be adopted;
- (2) Committee establish the membership of the Sub-Committee to be five members, and that a fifth member be appointed; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

The Committee also had before it the communication (October 2, 1999) from Stan Steiner, Member, Taxicab Advisory Committee (TAC)

On motion by Councillor Moscoe, the Planning and Transportation Committee:

- (1) recommended to Council that Section 105(2), and other relevant sections of Council's Procedural By-law No. 23-1998 where applicable, be waived to authorize the appointment of the future non-Council member of the Taxi Advisory Committee (when established) to the Licensing Sub-Committee as a non-voting member and that this person not be counted for quorum purposes;
- (2) approved the Terms of Reference, mandate, scope and organization of the Licensing Sub-Committee, established by the Planning and Transportation Committee at its meeting on June 14, 1999, as outlined in the report (September 20, 1999) from the Acting Commissioner, Urban Planning and Development Services; and
- (3) maintained the current membership of the Sub-Committee at four members of Council but noted that the Planning and Transportation Committee would give consideration to increasing the sub-committee's membership to five members at a future date.

(Licensing Sub-Committee; cc: Acting Commissioner, Urban Planning and Transportation Services - October 6, 1999)

**(Clause No. 3, Report No. 5)**

**10. Comprehensive Review of the Licensing By-law**

The Planning and Transportation Committee gave consideration to the report (September 16, 1999) from the Acting Commissioner, Urban Planning and Development Services proposing a full review of the City's Licensing By-law to be conducted in the next 12-18 months with recommendations to be forwarded to Planning and Transportation Committee through the Licensing Sub-Committee, and recommending that the Planning and Transportation Committee:

- (1) endorse a comprehensive review of the Licensing By-law and direct the Acting Commissioner of Urban Planning and Development Services to prepare a detailed workplan for the first meeting of the Licensing Sub-Committee; and
- (2) endorse a change to the Municipal Act to allow for refusal or revocation of a business licence when the operation of a business is willfully detrimental to the quality of life in a community, similar to those set out in the Liquor Licence provisions.

The Committee also had before it the communication (October 2, 1999) from Stan Steiner, Member, Taxicab Advisory Committee (TAC).

On motion by Councillor Moscoe, the Committee recommended to Council the adoption of the report (September 16, 1999) from the Acting Commissioner, Urban Planning and Development Services.

**(Clause No. 4, Report No. 5)**

**11. Cash-in-lieu of Parkland Dedication**

The Planning and Transportation Committee gave consideration to the report (September 20, 1999) from the Acting Commissioner, Urban Planning & Development Services reporting on policy initiatives directed at acquiring parkland in areas of the city which are parks deficient, including the consideration of adjustments to the City's interim policy on the use of funds collected in-lieu of parkland dedication through Section 42 of the Planning Act, and recommending that:

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- (1) this report be received for information; and,
- (2) this report be forwarded to the Economic Development and Parks Committee.

On motion by Councillor Filion, the Committee deferred consideration of the report (September 20, 1999) from the Acting Commissioner, Urban Planning and Development Services and requested the Acting Commissioner to report further on:

- (a) areas which are used to determine efficiencies; and
- (b) standards to be used to determine efficiencies.

(Acting Commissioner, Urban Planning and Transportation Services - October 6, 1999)

**(Clause 6(g), Report No. 5)**

**12. Tenant Defence Fund: Options for Tenant Information and Support Services**

The Planning and Transportation Committee gave consideration to the report (September 20, 1999) from the Commissioner of Community and Neighbourhood Services responding to the Committee's request that staff provide a review of the proposed Tenant Defence Fund for the October 4, 1999 meeting, informing the Committee of work that is already underway to define the City's role in providing information and support services to tenants that is directly relevant to this request, advising that a report will be forthcoming to the November meeting of Community Services Committee, and recommending that this report be received for information.

The Committee also had before it the following reports/communications:

- (September 20, 1999) from the City Clerk, Toronto Community Council advising that the Toronto Community Council:
  - (1) endorsed the recommendations for a Tenant Defence Fund presented to the Planning and Transportation Committee, at its meeting held on September 13, 1999; and

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- (2) supported the recommendations of the Sub-Committee to Restore Rent Control, including its request for a meeting with the Honourable Steven Gilchrist, Minister of Municipal Affairs and Housing.
- Motion (October 4, 1999) from Councillor Michael Walker, Ward 22 - North Toronto, recommending:
- “(1) That the recommendation of the Commissioner of Community and Neighbourhood Services contained in the above noted report respecting the proposed Tenant Defence Fund be struck out and replaced with the following:
- (a) that the report of the Sub-Committee to Restore Rent Control respecting the proposed Tenant Defence Fund be forwarded to the Commissioner of Urban Planning and Development Services, the Commissioner of Community and Neighbourhood Services and the appropriate city staff for consideration using the results of the survey commissioned by the City of Toronto to recommend a role in providing services to tenants; and
- (b) that the Commissioner of Community and Neighbourhood Services prepare a separate report on the merits of the Tenant Defence Fund and report to City Council at its meeting of October 26, 1999.
- (October 4, 1999) from Brad Butt, Executive Director, Greater Toronto Apartment Association
- (October 4, 1999) from Harry Hakomaki, Building & Concrete Restoration Association of Ontario
- (October 4, 1999) from Rosala Robbins
- (October 4, 1999) from Anne Ritchie, Chair, Tenants’ Association
- (October 1, 1999) from Brook Physick, Community Legal Worker, Flemingdon Community Legal Services
- (October 4, 1999) from Peter Gabor, Chair, Board of Trade Planning and Development Committee

On motion by Councillor Lindsay Luby, the Committee waived the provisions of Section 11(1) of Council’s Procedural By-law respecting adjournment of the Committee between the hours of 12:30

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p.m. and 2:00 p.m. to allow the Committee to complete its consideration of this matter.

On motion by Councillor Moscoe, the Planning and Transportation Committee recommended to Council that:

- (1) the Acting Commissioner, Urban Planning and Development Services and/or the Commissioner, Community and Neighbourhood Services be authorized to request the Ontario Rental Housing Tribunal for adjournments of hearings for above-guideline rent increases for tenants where they feel it is essential; and
- (2) the Acting Commissioner, Urban Planning and Development Services be requested to conduct a comprehensive property standards inspection of 521 and 523 Finch Avenue West and coordinate inspection of unit interiors through the tenants' associations.

*The above recommendations carried unanimously on the following division of votes:*

*Yeas: Councillors Flint, McConnell, Berger, Filion, Lindsay Luby and Moscoe.*

On motion by Councillor McConnell, the Committee:

- (1) received the report (September 20, 1999) from the Commissioner, Community and Neighbourhood Services for information;

*The above-noted motion carried unanimously on the following division of votes:*

*Yeas: Councillors Flint, McConnell, Berger, Filion, Lindsay Luby and Moscoe.*

- (2) endorsed the following action taken by the Toronto Community Council at its meeting on September 13, 1999:

“The Toronto Community Council:

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- (1) endorsed the recommendations for a Tenant Defence Fund presented to the Planning and Transportation Committee, at its meeting held on September 13, 1999; and

*The above-noted motion carried on the following division of votes:*

*Yeas: Councillors McConnell, Fillion, Flint, Moscoe and Lindsay Luby*

*Nays: Councillor Berger*

- (2) supported the recommendations of the Sub-Committee to Restore Rent Control, including its request for a meeting with the Honourable Steven Gilchrist, Minister of Municipal Affairs and Housing.”;

*The above-noted motion carried on the following division of votes:*

*Yaes: Councillors Fillion, Berger, McConnell and Moscoe*

*Naes: Councillors Flint and Lindsay Luby*

and forwarded notice of its endorsement in this respect to the November 4, 1999 meeting of the Community Services Committee;

On motion by Councillor Lindsay Luby, the Committee forwarded the action taken by the Toronto Community Council, as outlined above, to the other Community Councils with a request that they consider this matter and provide comment back to the Community Services Committee.

*The above-noted motion carried on the following division of votes:*

*Yeas: Councillors Berger, McConnell, Fillion and Lindsay Luby*

*Nays: Councillors Flint and Moscoe*



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On motion by Councillor Moscoe, the Committee requested the Commissioner, Community and Neighbourhood Services to report to the November 4, 1999 Community Services Committee meeting and to the next meeting of the Sub-Committee to Save Rent Control:

- (a) on the feasibility of funding the Tenant Defence Fund using 1/5th of 1% of all taxes paid by rental buildings in the City of Toronto; and

*The above noted motion carried on the following division of votes:*

*Yeas: Councillors Flint, MccConnell, Moscoe and Filion*

*Naes: Councillors Berger and Lindsay Luby*

- (b) an indication of the tenant groups which are currently in need of experienced assistance by the City.

*The above motion carried unanimously on the following division of votes:*

*Yeas: Councillors Flint, McConnell, Berger, Filion, Lindsay Luby and Moscoe*

Councillor McConnell assumed the Chair

The following motion placed by Councillor Flint was ruled out of order by the Chair Pro-Tem:

“That the Commissioner, Community and Neighbourhood Services be requested to report to the Community Services Committee on the issue of income supplements to tenants who are seniors on fixed incomes.”

Councillor Flint resumed the Chair.

The following persons appeared before the Planning and Transportation Committee in connection with the foregoing matter:

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- Brad Butt, Executive Director, Greater Toronto Apartment Association
- Harry Hakomaki, Building and Concrete Restoration Association of Ontario
- Grant Cowan
- Dale Ritch
- Roslyn Oslender
- Mary Hopkins
- Paul York
- Abbas Kolia, Thorncliffe Park Tenants Association
- Anne Ritchie, Chair, 111 Davisville Tenants Committee
- Nessa Kouchuer
- Rosala Robbins
- Councillor Walker
- Councillor Korwin-Kuczynski

(Commissioner, Community and Neighbourhood Services; cc: Acting Commissioner, Urban Planning and Transportation Services, Sub-Committee to Save Rent Control; Interested Persons - October 6, 1999 and Community Services Committee, Scarborough Community Council, York Community Council, Etobicoke Community Council, North York Community Council, East York Community Council - October 6, 1999)

**(Clause No. 5, Report No. 5)**

The Committee adjourned its meeting at 3:50 p.m.

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Chair.