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**PLANNING AND TRANSPORTATION COMMITTEE  
AGENDA  
MEETING No. 6**

<b>Date of Meeting:</b>	<b>June 4, 2001</b>	<b>Enquiry:</b>	<b>Christine Archibald</b>
<b>Time:</b>	<b>9:30 a.m.</b>		<b>Administrator</b>
<b>Location:</b>	<b>Committee Room 1</b>		<b>(416) 392-7039</b>
	<b>City Hall</b>		<b>carchiba@city.toronto.on.ca</b>
	<b>100 Queen Street West</b>		

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**DECLARATIONS OF INTEREST PURSUANT TO THE MUNICIPAL CONFLICT OF INTEREST ACT.**

**CONFIRMATION OF MINUTES OF MAY 7, 2001 MEETING – available in qry\2001\standing\planning\minutes**

**PUBLIC HEARINGS/DEPUTATIONS:**

**10:30 a.m. REQUEST TO AMEND THE FORMER CITY OF NORTH YORK BY-LAW NO. 7625 FOR ZONING REGULATIONS AFFECTING ‘THROUGH LOTS’ FOR ALL THE LANDS WITHIN THE FORMER CITY OF NORTH YORK (Item 1)**

**11:00 a.m. PROPOSED SIGN BY-LAW AMENDMENTS TO THE FORMER CITY OF TORONTO MUNICIPAL CODE, CHAPTER 297, SIGNS, NORTH YORK SIGN BY-LAW 30788 AND METROPOLITAN TORONTO BY-LAW 211-79 FOR VARIOUS LOCATION (Item 2)**

**11:30 a.m. FOUR DRAFT PLAN OF CONDOMINIUM APPLICATIONS:**

- **44 WALMER ROAD (WARD 20 TRINITY-SPADINA);**
- **440 EGLINTON AVENUE EAST (WARD 22 ST. PAUL’S);**
- **88 WELLESLEY STREET EAST (WARD 27 TORONTO CENTRE-ROSEDALE); AND**
- **17, 19, 21, 23 AND 25 LASCELLES BOULEVARD (WARD 22 ST. PAUL’S). (Item 3)**

**PUBLIC HEARING****1. 10:30 A.M. REQUEST TO AMEND THE FORMER CITY OF NORTH YORK BY-LAW NO. 7625 FOR ZONING REGULATIONS AFFECTING 'THROUGH LOTS' FOR ALL THE LANDS WITHIN THE FORMER CITY OF NORTH YORK**

Commissioner, Urban Development Services  
(March 13, 2001)

**Reporting** on 'through lots' and providing a draft zoning by-law amendment for the former City of North York By-Law No. 7625 that amends the permissive provision allowing either frontage of a 'through lot' to be designated as the front lot line. This permissive provision is a concern for low density residential infill development and could result in an inappropriate streetscape if a property re-orient its front lot line opposite to the surrounding properties, creating a front yard wedged between rear yards and therefore, the flexibility in determining the front lot line should be limited to uses other than one-family, semi-detached, and duplex dwellings and to give effect to the January 17, 2001 recommendation of the Midtown Community Council, and **recommending** that:

- (1) Planning and Transportation Committee consider an amendment to Section 6(20) of the City of North York By-Law No. 7625 substantially in accordance with the draft zoning by-law attached to this report (see Attachment 1). To this effect, the permissive provision for designating the front lot line of a 'through lot' is eliminated for one-family, semi-detached, and duplex dwellings and retained for other land uses;

***Note: The following three recommendations were adopted by the Planning and Transportation Committee at its meeting on March 26, 2001:***

- (2) the statutory public meeting required under the Planning Act be held at the Planning and Transportation Committee;
- (3) Notice for the Public Meeting under the Planning Act be given, by newspaper advertisement, according to the regulations under the Planning Act; and
- (4) copies of this report be forwarded to Southwest, Midtown, and North Community Councils for comment prior to the holding of the statutory public meeting.

**1(a)** City Clerk, South-West Community Council  
(May 18, 2001)

**Advising** that the Southwest Community Council, at its meeting on May 15, 2001, concurred with the recommendations contained in the report (March 13, 2001) from the Commissioner, Urban Development Services.

**1(b)** City Clerk, North Community Council  
(May 18, 2001)

**Advising** that the North Community Council, at its meeting on May 16, 2001, recommended to the Planning and Transportation Committee that the draft by-law, in the form of the draft by-law attached to the report (March 13, 2001) from the Commissioner of Urban Development Services, be enacted.

**1(c)** City Clerk, Midtown Community Council  
(May 18, 2001)

**Advising** that the Midtown Community Council, at its meeting on May 15, 2001, recommended that a by-law in the form of the draft zoning by-law attached to the report (March 13, 2001) from the Commissioner of Urban Development Services, be enacted.

**PUBLIC HEARING**

**2. 11:00 a.m. PROPOSED SIGN BY-LAW AMENDMENTS TO THE FORMER CITY OF TORONTO MUNICIPAL CODE, CHAPTER 297, SIGNS, NORTH YORK SIGN BY-LAW 30788 AND METROPOLITAN TORONTO BY-LAW 211-79**

- **WEST END OF JOHN STREET PUMPING STATION (WARD 20 – TRINITY-SPADINA); AND**
- **NORTH OF TRANSIT ROAD ON THE EAST AND WEST SIDES OF W.R. ALLEN ROAD (WARDS 9 & 10 – YORK CENTRE)**

Commissioner, Urban Development Services

***Note: This report from the Commissioner, Urban Development Services is not yet available. As soon as it is received it will be distributed by separate cover to all members of Council and included on the supplementary agenda***

**2(a)** Clause No. 1 embodied in Report No. 3 of the Works Committee titled, “Prince Edward Viaduct – Don Section, Funding Proposal for Safety Barrier (Toronto Centre-Rosedale and Toronto-Danforth)” which was

adopted, and amended, by the Council of the City of Toronto at its meeting held on March 6, 7 and 8, 2001.

2(b)

Chair, Toronto Police Services Board

(April 30, 2001)

**Responding** to the Works Committee request for a report addressing any traffic safety concerns the Toronto Police Service may have regarding the installation and operation of the proposed electronic animated signage and **recommending** that the Works Committee forward a recommendation to City Council that if electronic signage on the Don Valley Parkway is approved, it be subject to the following seven recommendations identified in this report:

- (1) animated video should not be permitted;
- (2) if permitted, rapid changing animated displays should be restricted so as not to permit changes less than five seconds apart;
- (3) images should remain static with sufficient time for the entire message to be comfortably read without the driver having to adjust the vehicle's speed or move his/her head to look at the image;
- (4) images and messages must meet legibility standards;
- (5) images should not replicate traffic control devices;
- (6) brightness of the display should be monitored to comply with City standards; and
- (7) the City maintain a database for collection and analysis of motorist complaints in relation to animated signage on both the Don Valley Parkway and the Fred Gardiner Expressway.

2(c)

Councillor Pitfield

(March 21, 2001)

**Forwarding** a communication from Brendan Flanagan, Committee to Preserve the Don Valley Appearance, **opposing** the erection of two electronic billboards along the Don Valley between Eglinton Avenue and Lawrence Avenue.

2(d)

Gail Littlejohn

(May 15, 2001)

Expressing her opposition to the proposed by-law amendments and urging the Planning and Transportation Committee to reject the proposals.

**3. 11:30 A.M. FOUR DRAFT PLAN OF CONDOMINIUM APPLICATIONS:**

- **NO. 400012 (55CDM-00212) TO CONVERT 85 RENTAL UNITS TO A RESIDENTIAL CONDOMINIUM AT 44 WALMER ROAD (WARD 20 TRINITY-SPADINA);**
- **NO. 400017 (55CDM-00217) TO CONVERT 90 RENTAL UNITS TO A RESIDENTIAL CONDOMINIUM AT 440 EGLINTON AVENUE EAST (WARD 22 ST. PAUL'S);**
- **NO. 400018 (55CDM-00218) TO CONVERT 71 RENTAL UNITS TO A RESIDENTIAL CONDOMINIUM AT 88 WELLESLEY STREET EAST (WARD 27 TORONTO CENTRE-ROSEDALE); AND**
- **NO. 400019 (55CDM-00219) TO CONVERT 957 EXISTING UNITS TO CONDOMINIUM AT 17, 19, 21, 23 AND 25 LASCELLES BOULEVARD (WARD 22 ST. PAUL'S).**

City Clerk, Downtown Community Council  
(May 22, 2001)

**Advising** that, in accordance with Recommendation (5) of the report (April 25, 2001) from the Commissioner of Urban Development Services which recommends that this report be forwarded to the June 4, 2001 meeting of the Planning and Transportation Committee, the Downtown Community Council, at its meeting on May 15, 2001, **recommended** that:

- (1) Council refuse Draft Plan of Condominium Applications No. 400012 (44 Walmer Road) and No. 400018 (88 Wellesley Street East);
- (2) Council direct the appropriate City staff to appear before the Ontario Municipal Board (OMB) to oppose any appeals that may be filed in respect to the above-noted applications;
- (3) Council request City staff, in the event of more than one appeal, where appropriate, to request that the OMB consolidate the appeals to ensure these matters are dealt with in an efficient and cost-effective manner;
- (4) Council authorize the City Solicitor, in consultation with the Commissioner of Urban Development Services, the Commissioner of Corporate Services, and the Chief Financial Officer and Treasurer, to retain any necessary consultants to defend Council's position before the OMB in respect of any appeals related to the

above-noted applications. As noted in the financial impact statement, such costs be charged to Urban Development Services Account No. UR0022-4199, subject to the City Solicitor reporting to Council on the budgetary requirements; and

- (5) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

**3(a)**

City Clerk, Midtown Community Council  
(May 16, 2001)

**Advising** that the Midtown Community Council, at its meeting on May 15, 2001, **recommended** the adoption of the following Recommendations contained in the report (April 25, 2001) from the Commissioner of Urban Development Services:

- (1) Council refuse Draft Plan of Condominium Applications No. 400012 (44 Walmer Road), No. 400017 (440 Eglinton Avenue West), No. 400018 (88 Wellesley Street East), and No. 400019 (17-25 Lascelles Boulevard);
- (2) Council direct the appropriate City staff to appear before the Ontario Municipal Board (OMB) to oppose any appeals that may be filed in respect to the above-noted applications;
- (3) Council request City staff, in the event of more than one appeal, where appropriate, to request that the OMB consolidate the appeals to ensure these matters are dealt with in an efficient and cost-effective manner;
- (4) Council authorize the City Solicitor, in consultation with the Commissioner of Urban Development Services, the Commissioner of Corporate Services, and the Chief Financial Officer and Treasurer, to retain any necessary consultants to defend Council's position before the OMB in respect of any appeals related to the above-noted applications. As noted in the financial impact statement, such costs be charged to Urban Development Services Account No. UR0022-4199, subject to the City Solicitor reporting to Council on the budgetary requirements; and
- (5) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

**4. 2:00 P.M. HIGHWAY 404 EXTENSION**

Commissioner, Urban Development Services  
(April 17, 2001)

**Responding** to a request from the Planning and Transportation Committee regarding Provincial plans to extend Highway 404 and **recommending** that City Council:

- (1) through its representation on the Greater Toronto Services Board (GTSB), press for a review of the Province's announcement concerning the overall expansion of the 400-series highway network within the context of a regional growth management strategy for the GTA based on "smart growth" principles;
- (2) request the Ontario Ministry of Transportation (MTO) to keep both the City and the GTSB informed of and involved in all planning studies on Provincial highway expansion projects in and around the GTA; and
- (3) forward a copy of this report to MTO, the Ministry of the Environment (MOE) and the Regional Municipalities of York, Peel and Durham.

*Note: The Planning and Transportation Committee, at its last meeting on May 7, 2001, deferred consideration of the foregoing report to this meeting, and requested that:*

- (1) *the Chair of the Greater Toronto Services Board be invited to address the June 4, 2001 meeting of Planning and Transportation Committee regarding the GTSB's approach to the proposed extension of Highway 404;*
- (2) *the Federal Minister of Transportation be invited to address the June 4, 2001 meeting of Planning and Transportation Committee on the Federal Government's role as it relates to transportation in the Greater Toronto area;*
- (3) *requested that the Minister of the Environment be advised that the Planning and Transportation Committee has concerns regarding the extension of Highway 404 and its impact on the Oak Ridges Moraine watershed and that she extend the 30 day consultation period to enable City Council to discuss this matter fully;*
- (4) *requested the Commissioner of Urban Development Services, in consultation with the Commissioner of Works and Emergency Services, to report to the June 4, 2001 meeting of the Planning and Transportation Committee with recommendations on how to redress the imbalance between road and transportation improvements in the Greater Toronto Area and provide estimates of the funding required to attain a balance; and*

(5) *requested the Commissioner of Urban Development Services to report to the June 4, 2001 Planning and Transportation Committee meeting on the effect of the Provincial Government's policies on tolling on the balance of the road network; and*

(6) *requested that people who can speak to the matter of incorporating the Oak Ridges Moraine into transportation planning for this region be invited to address the Planning and Transportation Committee on June 4, 2001.*

4(a) Ross Snetsinger  
Chair, Rail Ways to the Future  
 (May 3, 2001 and May 4, 2001)

**Forwarding** a submission respecting rail and transit as opposed to new highway spending, a submission, titled "The OECD's Environmentally Sustainable Transport (EST) Project", and comments respecting the overall expansion of the 400-series highway network within the context of a regional growth management strategy for the GTA based on "Smart Growth" strategies. Newspaper articles appended thereto are on file in the office of the City Clerk

4(b) Wilfrid Walker, P.Eng.  
Board Member, Transport 2000 Ontario  
 (undated)

Submitting a map, titled "Metropolitan Plan of the Metropolitan Toronto Planning Area", Municipality of Metropolitan Toronto, December, 1966.

4(c) Commissioner of Urban Development Services

**Note:** *This report is not yet available*

## 5. THE USE OF SCHOOL BUS TYPE SAFETY SWING SIGNS ON MOTORIZED ICE CREAM TRUCKS

Commissioner, Urban Development Services  
 (May 4, 2001)

**Providing** information on the use of safety swing signs on motorized ice cream trucks, similar to those used on school buses and **recommending** that this report be received for information purposes only.



**6. HARMONIZATION OF THE SIGN BY-LAW CONCERNING POSTERS ON PUBLIC PROPERTY, INCLUDING SIGNS ON UTILITY POLES**

Commissioner, Urban Development Services  
(May 10, 2001)

**Reporting** on the harmonization of the Sign By-law concerning posters on public property, including signs on utility poles and **recommending** that:

- (1) this report be forwarded to the Community Councils for their consideration; and
- (2) a date be set for a public meeting at the Planning and Transportation Committee to consider the draft by-law and that notice of the public meeting be given in accordance with the requirements of the Municipal Act.

**6(a)** City Solicitor

**Note:** *This report is not yet available and will be included on the supplementary agenda*

**7. RESTRUCTURING OF THE PROPERTY STANDARDS COMMITTEE**

Commissioner, Urban Development Services  
(May 11, 2001)

**Reporting** on the restructuring of the Property Standards Committee and **recommending** that:

- (1) the Property Standards Committee be reconstituted effective January 1, 2002, as one committee with four hearing panels that reflect district service delivery boundaries, and comprised of a total of 16 members;
- (2) the members be appointed for an initial term expiring on November 30, 2003 and until their successors are appointed, and that members be appointed to a three (3)-year term thereafter concurrent with the term of Council;
- (3) City Council recommend that the new committee, prior to holding any hearings, meet as a committee of the whole to establish four (4) panels consisting of four (4) members each and to:
  - (a) appoint a City-wide Chair and a Chair for each panel; and
  - (b) appoint the City Clerk as Secretary of the Committee with authority to delegate the role of Secretary for each panel;

- (c) include the following in its Rules of Procedure;
  - (d) if the Secretary finds that a quorum is not possible from the members of any one panel, a member from another panel may be called upon to sit and form a quorum;
  - (e) the boundaries for each panel reflect the service delivery boundaries for each district;
  - (f) all hearings before the panels of the Committee commence at 9:30 a.m. and be held at North York Civic Centre, Toronto City Hall, York Civic Centre, Scarborough Civic Centre or such other location as the Secretary deems advisable;
- (4) honoraria for the Property Standards Committee be established as follows:
    - (a) \$ 75.00 per member for each hearing day attended; and
    - (b) \$300.00 extra annually for the City-wide Chair;
  - (5) the criteria for selecting citizen members of the committee, as set out in this report, be adopted;
  - (6) the City Clerk be directed to begin the nomination process so that committee members may be recommended by the Nominating Committee and considered directly by Council;
  - (7) Section 27-95B(4)(b) of Municipal Code Chapter 27, Council Procedures, be deleted and that Section 7 of Appendix 1 in the *Policy for Citizen Appointments* through the Nominating Committee be amended to provide that the Nominating Committee recommend a slate of citizen nominees for appointment to local panels of the Property Standards Committee directly to Council; and
  - (8) the City Solicitor, in consultation with the Commissioner of Urban Development Services and the City Clerk, be authorized to prepare and introduce to Council any bills necessary to give effect to the recommendations.

## **8. NEW TORONTO SECONDARY PLAN LAND USE OPTION**

Commissioner, Urban Development Services  
(May 9, 2001)

**Seeking** Council's approval to carry out a detailed assessment of a revised land use option for the New Toronto Secondary Plan Study and **recommending** that:

- (1) Council endorse, in principle, revised Option 2, as outlined in this report;

- (2) Council direct Urban Development Services staff and the consultant team to continue discussions with the various interests in the New Toronto Secondary Plan study area in an effort to address their concerns in developing the revised Option 2 for the New Toronto area and to seek funding from the landowners to undertake further study; and,
- (3) Planning and Transportation Committee forward this report to the West Community Council for their review and comments to Council.

## **9. PROPOSAL FOR THE DEVELOPMENT OF A ZONING BY-LAW PERMITTING EMERGENCY SHELTERS**

Commissioner, Urban Development Services  
(May 18, 2001)

**Responding** to Council's direction to report further on appropriate zoning changes that would permit emergency shelters to be located in all areas of the City, and **recommending** that:

- (1) City Council direct and authorize staff to proceed with issuance of the statutory Notice for a Public Meeting at Planning and Transportation Committee on September 11 , 2001 to consider amendments to the Zoning By-laws of all the former municipalities to permit an emergency shelter operated by or for the City of Toronto in any zoning district within the City; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

## **10. PRIORITY PROCESSING OF DEVELOPMENT APPLICATIONS THAT INCLUDE CONSERVATION OF DESIGNATED HERITAGE BUILDINGS**

Commissioner of Urban Development Services and  
Commissioner of Economic Development, Culture and Tourism  
(April 18, 2001)

To recommend a mechanism for priority processing of development applications that include the conservation (preservation, rehabilitation and/or restoration) of a designated heritage building, in fulfillment of a Council directive of March 1, 2000 and **recommending** that Council adopt the procedures set out in this report for the priority processing of development applications that include the conservation (preservation, rehabilitation and/or conservation) of a designated heritage building, and direct all civic staff to implement the procedures by October 1, 2001.

## 11. INTEGRATION OF ROOMING HOUSE LICENSING WITH THE GENERAL LICENSING BY-LAW

Commissioner, Urban Development Services  
(April 17, 2001)

**Advising** of the status of possible integration of the Rooming House Licensing By-law with the general Licensing By-law, and **recommending** that this report be received for information.

***Note:*** *The Planning and Transportation Committee, at its last meeting on May 7, 2001, deferred consideration of the foregoing report to this meeting, and:*

- (1) *requested the City Solicitor to report to this meeting on the process for extending the powers provided to the City of Toronto and Etobicoke with respect to Rooming House licensing, to the entire City; and*
- (2) *in view of the fact that the Municipal Act will likely not be amended in the near future, requested the Commissioner of Urban Development Services to report to the Planning and Transportation Committee on similar amalgamation-related matters which require addressing.*

***Note:*** *The Commissioner of Urban Development Services has advised that the foregoing report will not be submitted to this meeting, but will be submitted to a subsequent meeting in conjunction with a report on the new Municipal Act.*

### 11(a) City Solicitor

***Note:*** *Report not yet available - will be included on the supplementary agenda.*

## 12. TORONTO'S TREE ADVOCACY PROGRAM

Commissioner of Economic Development, Culture and Tourism and the  
Commissioner of Works and Emergency Services

***Note:*** *Reporting as requested by Committee at its last meeting. Report not yet received – will be included on the supplementary agenda*

## 13. COMMITTEE OF ADJUSTMENT REPORTING PROCESS

Chief Administrative Officer  
(April 23, 2001)

**Commenting** on the reporting relationships of staff who support the Committee of Adjustment and **recommending** that:

- (1) the Commissioner of Urban Development Services review the Committee of Adjustment staffing model and reporting procedures at the end of the first year following implementation and report thereon to the Planning and Transportation Committee; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

#### 14. SELF-FUNDING DON VALLEY PARKWAY EXPANSION

Councillor Disero  
(May 4, 2001)

**Forwarding** a report (April 20, 2001) from Councillor Sutherland which **requests** staff to report on a proposal to expand the Don Valley Parkway, which would include maintaining up to three existing lanes in either direction while adding two new centre toll lanes each way and funding to be provided by private firm(s) with a portion of the tolls being returned to the City for transit initiatives, and **advising** that this report, addressed to the Works Committee, comes within the jurisdiction of the Planning and Transportation Committee and is **referred** to the Planning and Transportation Committee for consideration in the context of the Official Plan.

#### 14(a) Acting Executive Director, Greater Toronto Services Board (May 7, 2001)

**Advising** that the Transportation Committee of the Greater Toronto Services Board considered correspondence (March 29, 2001) from Councillor Sutherland, and:

- (1) directed that this correspondence be referred to the City of Toronto with a request that it report back to the GTSB on the status of Councillor Sutherland's proposal vis-à-vis the City of Toronto's transportation plan; and
- (2) forwarded this material to the City of Toronto Commissioner of Urban Development Services and to the GO Board for comment.

#### 14(b) Commissioner, Urban Development Services

**Note:** *Report not yet available*

## 15. TERMS OF REFERENCE FOR THE TORONTO CYCLING COMMITTEE

City Clerk, Toronto Cycling Committee  
(May 1, 2001)

**Forwarding** action taken by the City Cycling Committee that **recommended** that Planning and Transportation Committee:

- (1) approve an amendment to the terms of reference for the Toronto Cycling Committee, that would allow the Network Planning and Facilities Sub-Committee, to be re-named the Road and Trail Sub-Committee; and
- (2) be advised that all other Sub-Committee names of the Toronto Cycling Committee, remain the same.

## 16. MAINTENANCE OF STRIP PLAZAS

Councillor Moscoe  
(Undated)

**Expressing** concerns regarding the deteriorating maintenance standards of some strip malls, and **recommending** that his motion be referred to the City Solicitor and the Commissioner of Urban Development Services with a request that they:

- (1) review the feasibility of licensing strip plazas in a manner that requires all businesses within a strip plaza to be a party to a collective strip plaza license;
- (2) as a condition of this license there be a requirement to enter into an agreement for the maintenance of the collective property which shall include, but not be limited to, cleaning, snow removal, and paving; and

report jointly thereon to the Planning and Transportation Committee.