

## Planning and Growth Management Committee

<b>Meeting No.</b>	20	<b>Contact</b>	Merle MacDonald, Committee Administrator
<b>Meeting Date</b>	Thursday, November 13, 2008	<b>Phone</b>	416-392-7340
<b>Start Time</b>	9:30 AM	<b>E-mail</b>	pgmc@toronto.ca
<b>Location</b>	Committee Room 1, City Hall		

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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.*

**How to Read the Decision Document:**

- *Recommendations of the Committee to City Council appear after the item heading.*
- *Other action taken by the Committee on its own authority, which does not require Council’s approval, is listed in the decision document under the heading “Decision Advice and Other Information”.*
- *Declarations of Interest, if any, appear at the end of an item.*

PG20.1	Presentation	Received		
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### Agriculture in the City of Toronto

#### Decision Advice and Other Information

The Planning and Growth Management Committee thanked Gordon Graff for his presentation.

#### Summary

Presentation from Gordon Graff regarding Agriculture in the City.

PG20.2	ACTION	Adopted		Ward: All
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### Municipal Code Chapter 363, Construction and Demolition By-law: Technical and Fee Schedule Amendments

#### Committee Recommendations

The Planning and Growth Management Committee recommends that:

1. City Council adopt the amendments to Chapter 363 of the Municipal Code, largely itemized in the form attached (Appendix A) to implement necessary technical and administrative changes required as a result of the 2006 Ontario Building Code as outlined in the report including fees to recover the costs of:
  - a. the review and approval of alternative solutions and building materials under the objective based code format (effective January 1, 2009);
  - b. administrative work related to remediating former marijuana grow operation properties (effective January 1, 2009);
  - c. public requests for the disclosure of plans and records (effective April 1, 2009).
2. The funding outlined in the report, in the amount of \$779.0 thousand gross, \$0 net, be referred to the Budget Committee for consideration with the 2009 Operating Budget process to permit Toronto Building:
  - a. to conduct inspections of former marijuana grow operations, as required by the City of Toronto Act, 2006; and
  - b. to provide expanded routine disclosure of building permit records and plans.

### **Decision Advice and Other Information**

The Planning and Growth Management Committee:

1. held a public on November 13, 2008, and notice was given in accordance with the Municipal Code and Ontario Building Code;
2. requested the Chief Building Official and Executive Director, Toronto Building, to report and address the issue of Public Health Charges in the by-law when it is considered by City Council on December 1 and 2, 2008, with a mechanism to co-ordinate with Toronto Public Health the fees collected for the administrative work related to remediating former marijuana grow operation properties;
3. requested Deputy City Manager Richard Butts and the Chief Building Official and Executive Director, Toronto Building, to report to the Committee in a year's time on the resources required and the workload of any new staff.

### **Origin**

(October 30, 2008) Report from Chief Building Official and Executive Director, Toronto Building

### **Summary**

The purpose of this report is to recommend Council approval of amendments and additions to Municipal Code Chapter 363 that would:

- Introduce necessary technical and administrative amendments resulting from changes made in the 2006 Ontario Building Code, including a cost recovery fee to facilitate approval of “alternative solutions” under the objective based code format.
- Provide Toronto Building with the ability to recover the cost of administering remedial work to former marijuana grow operation properties.
- Enable Toronto Building to improve the efficiency and timeliness to public requests for the disclosure of plans and records, and provide the authority to recover costs.

Municipal Code Chapter 363 has not been significantly revised since the Building Code Statute Law Amendment Act (Bill 124) came into force at the end of 2005. Following these amendments to Municipal Code Chapter 363, the revised Ontario Building Code came into force.

It is necessary to make a number of administrative and technical changes to the Municipal Code to ensure consistency with the provincial regulations. The other changes pertaining to fees are consistent with the requirements of the Building Code Act. The Act requires that building permit fees be used for the purpose of administering and enforcing the Act and Code. The level of service associated with the marijuana grow operations and routine disclosure will support increased staffing levels required to deliver on the new service levels.

### **Background Information**

Municipal Code Chapter 363, Construction and Demolition By-law: Technical and Fee Schedule Amendments

(<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-16863.pdf>)

Appendix A

(<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-17483.pdf>)

<b>PG20.3</b>	ACTION	Adopted		Ward: 14, 19, 20
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### **Official Plan Amendment for Front Street West – Request for Direction**

#### **Decision Advice and Other Information**

The Planning and Growth Management Committee:

1. Directed staff to prepare a draft Official Plan amendment to delete the reference to Front Street West between Bathurst Street and the F. G. Gardiner Expressway from Schedule 2, to be considered at the January 8, 2009 public meeting of the Planning and Growth Management Committee and to instruct the City Solicitor to seek necessary modifications to the Central Waterfront Secondary Plan at the appropriate time to reflect the required changes.
2. Directed that Notice for the public meeting under the Planning Act be given according

to the regulations under the Planning Act.

3. Directed staff to undertake an Environmental Assessment to secure planning approvals for the design and implementation of a local, east-west street north of the railway corridor in the Liberty Village area.

### Origin

(October 16, 2008) Report from Chief Planner and Executive Director, City Planning

### Summary

This report seeks direction from City Council to amend “Schedule 2: Planned but Unbuilt Roads” of the Official Plan by deleting the reference to Front Street West between Bathurst Street and the F. G. Gardiner Expressway. In addition, staff seek direction to undertake an Environmental Assessment (EA) to provide for a local street that does not connect to the expressway. The final recommendations of the EA with respect to the location of this street may require further changes to the Official Plan that would be reported on when the EA process is completed.

### Background Information

Official Plan Amendment for Front Street West, Request for Direction  
(<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-16561.pdf>)

PG20.4	ACTION	Adopted		Ward: 35, 36
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### Official Plan Amendment for Danforth Avenue and Victoria Park Avenue - Kingston Road Transit Improvements Project Assessment Request for Direction

#### Decision Advice and Other Information

The Planning and Growth Management Committee:

1. directed staff to prepare a draft official plan amendment to indicate a surface transit priority segment on Danforth Avenue, from Victoria Park Avenue to Kingston Road, and along Victoria Park Avenue, from Danforth Avenue to Victoria Park Station.
2. directed that the above mentioned official plan amendment be considered at a public meeting of the Planning and Growth Management Committee and notice for the public meeting be given according to the regulations under the Planning Act.
3. directed that the Environmental Project Report (EPR) for the Kingston Road Transit Improvements Project Assessment be brought forward to the same Planning and Growth Management Committee as the Official Plan Amendment so that they may

inform each other and be considered together.

### Origin

(October 17, 2008) Report from Chief Planner and Executive Director, City Planning

### Summary

The purpose of this report is to seek Council's authorization for the preparation of a City-initiated Official Plan Amendment to amend Map 5 of the Official Plan in order to indicate a surface transit priority route on Danforth Avenue, from Victoria Park Avenue to Kingston Road, and along Victoria Park Avenue, from Danforth Avenue to Victoria Park Station.

The Official Plan Amendment would enable implementation of the project to commence in a timely manner upon approval of the transit project assessment and procurement of funding.

### Background Information

Official Plan Amendment for Danforth Avenue and Victoria Park Avenue - Kingston Road Transit Improvements Project Assessment Request for Direction  
<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-16559.pdf>

PG20.5	ACTION	Adopted		Ward: All
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## Zoning Review of Reverse Slope Driveway Regulations

### Committee Recommendations

The Planning and Growth Management Committee recommends that:

1. City Council direct that no general zoning amendments be considered for the North York District prior to consideration of a comprehensive draft city-wide zoning by-law with respect to:
  - a. the definition of Boarding or Lodging Houses; and
  - b. reverse slope driveways.
2. City Council direct that no statutory public hearing be held with respect to the above.

### Decision Advice and Other Information

The Planning and Growth Management directed that the report be forwarded to the North York Community Council for information at its meeting of November 18, 2008.

### Origin

(October 30, 2008) Report from Chief Planner and Executive Director, City Planning

## Summary

The purpose of this report is to advise on two separate requests concerning reverse slope driveways. One request from Council directs a report to this Committee. The other is from North York Community Council to amend the North York zoning by-law.

A further request involves amending the definition of boarding and lodging house. Both these matters are of city-wide concern being addressed in the city-wide zoning by-law that is now being prepared.

To amend one zoning by-law and not all the current zoning by-laws that share the issue jeopardizes the City's ability to defend such an amendment at the Ontario Municipal Board. It will give appellants a convenient argument of inconsistent treatment of similar properties across the City. In addition, appellants will have another opportunity to appeal as each successive existing zoning by-law is amended.

Further, such action will take away staff resources needed to complete the city-wide zoning by-law work. Amending the existing zoning by-laws is time-consuming work owing to the fact that there are 43 of them. In addition, should there be an appeal of any one of them, more staff resources will be required to defend the appeals.

The early part of 2009 is the target date for producing the draft city-wide by-law for public consultation. In the interim, steps will be taken to highlight the basement flooding implications of reverse slope driveways for Committee of Adjustment panel members in their consideration of relevant variance applications.

## Background Information

Zoning Review of Reverse Slope Driveway Regulations

(<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-16861.pdf>)

PG20.6	ACTION	Adopted		Ward: All
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## Toronto Green Standard Update: Performance Measures for Sustainable Development

### Committee Recommendations

The Planning and Growth Management Committee recommends that:

1. City Council adopt the two-tiered set of performance measures associated with the Toronto Green Standard (revised Toronto Green Development Standard), as presented in Appendix A.
2. All divisions involved in the approval of development under the Planning Act, apply the performance measures found in Tier 1 of the Toronto Green Standard to all rezoning, site plan and plan of subdivision applications, commencing September 2009.

3. All Agencies, Boards, Commissions, Divisions and Corporations apply Tier 1 of the Toronto Green Standard commencing at the next capital budget cycle.
4. City Council request the Province to amend the City of Toronto Act to provide the ability for the City to require energy efficiency measures that exceed the levels set out in the Ontario Building Code (OBC).
5. The Chief Planner and Executive Director, in consultation with other Divisions involved in development review, prepare an implementation protocol for the application of the Toronto Green Standard by September 2009.
6. The Chief Planner and Executive Director undertake the next review of the Toronto Green Standard in two years' time, in anticipation of changes to the Ontario Building Code.

### **Decision Advice and Other Information**

The Planning and Growth Management Committee requested the Chief Planner and Executive Director of City Planning to:

1. report to City Council on December 1, 2008, on the anticipated lost revenue to the City if the Development Charge refund were applied for Tier 2 buildings;
2. report to the Committee in January 2009, on a possible energy efficiency rating system for large residential condominium projects that would be easily understandable to potential purchasers, and whether the City would require that this information be available to potential purchasers prior to the signing of purchase agreements; and
3. report to the Committee as soon as possible on a policy of incentives for Geo-Thermal projects and further, staff report on how roadways, parks and City-owned parking lots could be used to enhance geo-thermal opportunities.

### **Origin**

(October 30, 2008) Report from Chief Planner and Executive Director, City Planning

### **Summary**

The purpose of this report is to provide City Council with a comprehensive update on the results of a two-year review of the Toronto Green Standard (formerly referred to as the Toronto Green Development Standard), since adoption by Council in July 2006. This report presents the new and revised, two-tiered Green Standard for new construction and the supporting results from an extensive legal review and the Toronto Green Standard Cost-Benefit Study undertaken by the University of Toronto Faculty of Architecture, Landscape and Design (a,l&d, Cost-Benefit Study).

In July 2007, City Council adopted the Climate Change, Clean Air and Sustainable Energy Action Plan. The plan included recommendations towards making the Toronto Green Standard mandatory, to account for the effects of proposed construction on Toronto's energy supply, consumption and greenhouse gas emissions. The Toronto Green Standard (TGS) is a first step

in establishing better development practices. There has been substantial input into strengthening the standard from City staff and the private sector.

The Green Standard is a set of performance measures that promote sustainable development. They represent Toronto's approach to greening development practices in multi-unit highrise residential buildings, institutional, commercial and industrial buildings and low-rise residential and non-residential development. Tier 1 is mainly secured through the planning process and will be validated in-house; Tier 2 is achieved by way of incentives and will be validated by a third party review. A Development Charge Refund is proposed for Tier 2 to encourage high levels of energy efficiency and greenhouse gas reductions.

### Background Information

Toronto Green Standard Update: Performance Measures for Sustainable Development  
<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-16862.pdf>

PG20.7	ACTION	Amended		Ward: All
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### By-law to Require and Govern the Construction of Green Roofs in Toronto

#### Committee Recommendations

The Planning and Growth Management Committee recommends that:

1. City Council direct the Chief Planner and the Chief Building Official to consult with affected stakeholders about the proposed approach, to require and govern the construction of green roofs as outlined in this report.
2. City Council direct the Chief Planner and the Chief Building Official to report back to the next meeting of the Planning and Growth Management Committee with the results of the consultation and technical review and a draft by-law containing a green roof construction standard for implementation in January 2009.
3. Proposed amendments or additions to the technical requirements of the Toronto Green Roof Construction Standard undergo review by the Green Roof Technical Advisory Group prior to consideration by Council.
4. City Council direct the Chief Planner and the Chief Building Official to review and report to the January 8, 2009 meeting of the Planning and Growth Management Committee on requiring green roofs for larger sites developed with low density or low-rise (four floors or less) residential built forms.

#### Origin

(October 29, 2008) Report from Chief Building Official and Executive Director, Toronto Building and the Chief Planner and Executive Director, City Planning



## Summary

The purpose of this report is to provide Planning and Growth Management Committee with a content summary of the proposed Green Roof By-law prior to public consultation in late November. This by-law is proposed for implementation in January 2009.

A Toronto Green Roof By-law, enacted under the authority of Section 108 of the City of Toronto Act (COTA), would require green roofs on certain types of new buildings and regulate the design and construction of green roofs in Toronto. Toronto would be the only municipality in North America to have a by-law of this nature.

In 2007, Toronto Building and City Planning reported to this committee providing an overview of the technical research completed for Toronto Building to provide design requirements for a Toronto green roof standard for renovation and new construction of residential, industrial, commercial and institutional buildings. Due to cost containment, further development and public consultations on the proposed By-law were delayed until this year.

This green roof by-law will be an integral element in the implementation of the City's Climate Change and Clean Air Action Plan and in the implementation of the Toronto Green Standard (formerly the Toronto Green Development Standard). Toronto will be the only city in North America with a by-law that both requires green roofs and establishes the construction standards they must meet.

## Background Information

By-law to Require and Govern the Construction of Green Roofs in Toronto  
(<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-16784.pdf>)

Attachment

(<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-17247.pdf>)

PG20.8	ACTION	Adopted		Ward: All
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## Eco-Roof Incentive Program

### Committee Recommendations

The Planning and Growth Management Committee recommends that:

1. City Council approve the terms of reference set out in Appendix I to the report as the selection criteria for the Eco-Roof Incentive Program.
2. City Council authorize the Director of the Toronto Environment Office to award funds under the Eco-Roofs Incentive Program according to the terms of reference set out in Appendix I.
3. For the purposes of the Eco-Roof Incentive Program, a financial incentive of:

- a. \$50.00 per square metre of green roof installed, be paid to eligible industrial, commercial and institutional property owners as per the terms of reference set out in Attachment I to this report, to a maximum of \$100,000 per award; and
  - b. \$2.00 - \$5.00 per square metre of cool roof installed, be paid to eligible industrial, commercial and institutional property owners as per the terms of reference set out in Attachment I to this report, to a maximum of \$50,000 per award.
4. City Council request the Director of the Toronto Environment Office to provide an annual report to the Executive Committee on the status of the Eco-Roof Incentive Program and any proposed refinements to the incentives and program terms of reference.

## **Origin**

(October 30, 2008) Report from Director, Toronto Environment Office

## **Summary**

The purpose of the Eco-Roof program is to provide incentives to commercial, industrial and institutional (ICI) property owners so that Toronto's building stock becomes more sustainable and better adapted to climate change. The program is intended to complement the proposed Toronto Green Roof Bylaw and the Green Standard (formerly the "Toronto Green Development Standard") by encouraging owners to take advantage of their roof space. An "eco-roof" would include green roofs that support vegetation and cool roofs that reflect the sun's thermal energy.

Direction to establish the program comes from the 2007 Climate Change, Clean Air and Sustainable Energy Action Plan. The program builds on Toronto's Green Roof Strategy adopted in 2006 and the 2008 Climate Change Adaptation Strategy by taking increased action on storm water management and urban heat island mitigation.

The Eco-Roof program would provide incentives for the retrofit of ICI buildings in Toronto's designated employment areas. On a one year pilot basis, the program would also provide incentives for new large ICI buildings city-wide that are subject to the proposed Green Roof By-law requirements. The program would provide incentives of \$50 / square metre of green roof up to \$100,000 per award and \$2-\$5 / square metre of cool roof up to \$50,000 per award. Initial funding for Eco-Roofs was approved in 2007, totalling \$2.4 million over 5 years. Additional funding of \$200,000 per year would be provided by Toronto Water to be specifically allocated to green roof projects.

This report recommends terms of reference for the incentive program, including environmental performance, eligibility criteria and administration details. The incentive amounts and program terms would be reviewed annually.

## **Background Information**

Eco-Roof Incentive Program

<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-16869.pdf>

PG20.9	Information	Deferred		Ward: All
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## **Correspondence from Industry Canada on the City of Toronto Telecommunication Tower Protocol**

### **Decision Advice and Other Information**

The Planning and Growth Management Committee deferred the item until its meeting on January 8, 2009, in order that notice be given to allow Committee discussion.

### **Origin**

(October 21, 2008) Report from Chief Planner and Executive Director, City Planning

### **Summary**

This report forwards correspondence received from Industry Canada, commenting on the City's Telecommunications Protocol for the installation of new cellular telephone towers. The report also provides an internet link to a list of existing cellular towers in the City.

### **Background Information**

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

<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-16558.pdf>

## **9a Request for Deferral**

### **Origin**

(November 7, 2008) Letter from Councillor Cesar Palacio

### **Summary**

Requesting that the Item be deferred to the next meeting of the Planning and Growth Management Committee.

### **Background Information**

Letter from Councillor Palacio

<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-17409.pdf>

PG20.10	Information	Received		Ward: All
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## Legislative Changes Regarding Section 37/45 Community Benefits in Ontario Municipal Board Decisions

### Decision Advice and Other Information

The Planning and Growth Management Committee received the item for information.

### Origin

(October 21, 2008) Report from Chief Planner and Executive Director, City Planning

### Summary

City Planning staff consulted closely with Legal Services staff in the preparation of this report. Legislative changes that would mandate the use of Section 37 in appeals to the Ontario Municipal Board of rezoning applications involving increased density and/or height would offend principles of natural justice. Such legislative changes would inappropriately fetter the independence, objectivity and jurisdiction of the Ontario Municipal Board, and result in unfairness to parties involved in the appeal. Consequently, no recommendation is put forward and this report is for information only.

### Background Information

Legislative Changes Regarding Section 37/45 Community Benefits in Ontario Municipal Board Decisions

<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-16560.pdf>

PG20.11	Information	Deferred		Ward: All
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## Extending Zoning and Licensing of Rooming Houses

### Decision Advice and Other Information

The Planning and Growth Management Committee deferred the item until its meeting on January 8, 2009, in order that notice be given to allow public presentation and Committee discussion.

### Origin

(October 28, 2008) Report from Chief Planner and Executive Director

### Summary

Information has been requested from City Planning concerning the feasibility of extending zoning to permit rooming houses throughout the City, and extending the licensing system for rooming houses. This report provides some of that information in the context of the upcoming

draft, harmonized zoning by-law from City Planning and the upcoming Affordable Housing Framework recommendations to the Affordable Housing Committee. Both initiatives will be considering rooming house provisions.

There is an important and complex intersection between zoning regulations and licensing requirements and processes for rooming houses. Staff consideration on extending zoning and licensing provisions for rooming houses will need to involve at least the following divisions: City Planning, Shelter Support and Housing Administration, Affordable Housing Office, City Solicitor, Municipal Licensing and Standards, and Public Health. Such consideration would best commence once the harmonized zoning by-law and the Ten Year Affordable Housing Framework are completed.

### Background Information

Extending Zoning and Licensing of Rooming Houses

(<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-16870.pdf>)

(Deferred from July 2, 2008 PG17.6, September 10, 2008 PG18.6 and October 14, 2008 - 2008.PG19.8)

PG20.12	ACTION	Received		Ward: 12
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### Supplementary Report: 103-111 Ingram Drive – Site Plan Approval and Building Permit History

#### Decision Advice and Other Information

The Planning and Growth Management Committee:

1. received the report (September 26, 2008) from the Chief Building Official and Executive Director, Toronto Building, for information; and
2. requested the City Solicitor, in consultation with the Chief Planner and the General Manager of Transportation Services, to report to the Planning and Growth Management Committee as soon as possible, on the possible acquisition of the southerly portion of 103-111 Ingram Drive to permit an extension of Ingram Drive eastward to connect with Caledonia Road, in order to serve and facilitate new and proposed developments in the vicinity of the intersection of Caledonia Road and Castlefield Avenue, such report to replace and respond to the report request made pursuant to Clause 17 of Report 8 of Etobicoke York Community Council as adopted by City Council on October 26, 27, 28 and 31, 2005.

#### Origin

(September 26, 2008) Report from Chief Building Official and Executive Director, Toronto Building

### Summary

This report responds to the Planning and Growth Management Committee's request at its meeting of September 10, 2008 for a supplementary information staff report to clarify several issues, identified by the Committee, with respect to 103 Ingram Drive and 111 Ingram Drive.

The report (PG 18.6) considered by Committee on September 10, 2008 provided information on the Site Plan Approval application activity and building permit application activity for the structures and trailers, all relating to the existing businesses on the property municipally identified as 103 Ingram Drive (also referred to as 103-111 Ingram Drive).

### Background Information

103, 111 Ingram Drive Supplementary Report

(<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-16354.pdf>)

PG20.13	ACTION	Referred		
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### Review of Site and Area Specific Policy No. 154

#### Decision Advice and Other Information

The Planning and Growth Management Committee referred the item to the Chief Planner and Executive Director of City Planning for consideration and report to the Committee as soon as possible.

#### Origin

(October 16, 2008) Letter from Councillor Paula Fletcher, Ward 30 Toronto-Danforth

#### Summary

Requesting that City Planning staff review Site and Area Specific Policy No. 154 of the Official Plan to ensure it meets City Council's objectives for lands subject to this policy and report to Planning and Growth Management Committee on the results and recommendations from that review.

#### Background Information

Review of Site and Area Specific Policy No. 154

(<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-16367.pdf>)

PG20.14	Information	Received		Ward: All
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## **Russell Hill Subway Train Accident of August 11, 1995 Due Diligence Checklist Update #19**

### **Decision Advice and Other Information**

The Planning and Growth Management Committee received the item for information.

### **Origin**

(October 24, 2008) Letter from General Secretary, Toronto Transit Commission

### **Summary**

At its meeting on Thursday, October 23, 2008, the Commission received for information the updated Due Diligence Checklist relating to the Russell Hill Subway Train Accident of August 11, 1995, which provides a status report on the progress toward closing the Coroner's Jury Recommendations and the TTC's Internal Team Recommendations, and forwarded it to Council for information.

### **Background Information**

Russell Hill Subway Train Accident of August 11, 1995 Due Diligence Checklist Update #19

(<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-16689.pdf>)

Attachment

(<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-16690.pdf>)

PG20.15	ACTION	Referred		Ward: All
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## **Report Request on Mandatory Replacement of Existing Commercial Space Under the Mixed Use Zoning Designation**

### **Decision Advice and Other Information**

The Planning and Growth Management Committee referred the item to the Chief Planner and Executive Director of City Planning for consideration and report to the Committee as soon as possible.

### **Origin**

(November 3, 2008) Letter from Councillor Mike Feldman

### **Summary**

Requesting that staff report on mandatory replacement of existing commercial space under the mixed use zoning designation.

## Background Information

Report Request on Mandatory Replacement of Existing Commercial Space Under the Mixed Use Zoning Designation

(<http://www.toronto.ca/legdocs/mmis/2008/pg/bgrd/backgroundfile-17473.pdf>)

## Meeting Sessions

Session Date	Session Type	Start Time	End Time	Public or Closed Session
2008-11-13	Morning	9:45 AM	12:40 PM	Public

## Attendance

Date and Time	Quorum	Members
2008-11-13 9:45 AM - 12:40 PM (Public Session)	Present	<i>Present:</i> Di Giorgio, Filion, Kelly, Milczyn, Stintz, Vaughan <i>Also present (non-members):</i> Perks