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

Date of Meeting:	June 12, 2000	Enquiry:	Christine Archibald
Time:	9:30 a.m.		Administrator
Location:	Committee Room 1		392-7039
	City Hall		carchiba@city.toronto.on.ca
	100 Queen Street West		

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

CONFIRMATION OF MINUTES OF MAY 16, 2000 MEETING – WILL BE ELECTRONICALLY TRANSMITTED TO ALL MEMBERS OF THE COMMITTEE.

PUBLIC HEARINGS/PRESENTATIONS:

- 10:00 a.m. PUBLIC HEARING - OFFICIAL PLAN AMENDMENTS TO IMPLEMENT NEW PRACTICES FOR THE REVIEW OF DEVELOPMENT APPLICATIONS (Item 1)**
- 12:Noon TORONTO CYCLING MASTER PLAN – TORONTO CYCLING SURVEY: DECIMA RESEARCH INC. (Item 11)**
- 2:00 p.m. EXEMPTING NON-PROFIT HOUSING FROM PLANNING APPLICATION FEES, BUILDING PERMIT FEES AND PARKLAND DEDICATION REQUIREMENTS (Item 14)**

PUBLIC HEARING:

**1. 10:00 a.m. PUBLIC HEARING PURSUANT TO THE PLANNING ACT
RESPECTING OFFICIAL PLAN AMENDMENTS TO
IMPLEMENT NEW PRACTICES FOR THE REVIEW OF
DEVELOPMENT APPLICATIONS**

Commissioner, Urban Development Services
(April 26, 2000)

Reporting on proposed amendments to the Official Plan of the former Borough of East York, Municipality of Metropolitan Toronto and Cities of Etobicoke, North York, Scarborough, Toronto and York with respect to the processing of site plan, subdivision and condominium approval, and **recommending** that:

- (1) Planning and Transportation Committee schedule a statutory public meeting on June 12, 2000, to consider proposed Official Plan Amendments to the former Metropolitan Toronto Official Plan and the Official Plans for the former Cities of East York, Etobicoke, North York, Scarborough, Toronto and York dealing with site plan, subdivision and condominium policies and processes;
- (2) City Council, following consideration of the comments received at the statutory public meeting, adopt official plan amendments to the former Metropolitan Toronto Official Plan and the Official Plans for the former Cities of East York, Etobicoke, North York, Scarborough, Toronto and York, generally in accordance with the draft amendments attached to this report;
- (3) City Council, by resolution, delete the following appendices from these Official Plans: Appendix III from the Etobicoke Official Plan; Appendix AP-5.1.3 from the North York Official Plan; and Appendix 1 from the York Official Plan;
- (4) a copy of this report be forwarded to the Minister of Municipal Affairs and Housing; and,
- (5) City Council authorize and direct staff to undertake any necessary actions to give effect thereto.

**NOTE: RECOMMENDATION NO. (1) WAS ADOPTED BY THE
PLANNING AND TRANSPORTATION COMMITTEE AT ITS MEETING
ON MAY 16, 2000.**

- 1(a)** Notice of Public Meeting with respect to the foregoing matter.

2. CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) AND DEVELOPMENT APPROVALS.

Commissioner of Urban Development Services
(May 18, 2000)

Reporting on the implementation of CPTED principles during development approval, as requested by the Economic Development and Parks Committee (Clause 1, Report 1) and **recommending** that this report be received for information.

3. SEPTEMBER LEVEL OF SERVICE

General Secretary, Toronto Transit Commission
(June 1, 2000)

Forwarding TTC Report No. 32 entitled, "September Level of Service" to the Planning and Transportation Committee and City Council for information.

4. IDENTIFICATION OF APARTMENT BUILDINGS WITH ONE ELEVATOR

Commissioner, Urban Development Services
(May 24, 2000)

Reporting to the Planning and Transportation Committee on enforcement measures being implemented to identify single service elevator buildings throughout the City and **recommending** that this report be received for information purposes.

5. HEALTH EFFECTS OF NOISE

Secretary, Board of Health
(May 1, 2000)

Forwarding to the Planning and Transportation Committee, for its information and any action deemed appropriate, the following action taken by the Board of Health at its meeting on May 1, 2000, with respect to the health effects on noise and the implementation of a public awareness program.

The Board of Health:

- (1) adopted the recommendations contained in the report (March 23, 2000) from the Medical Officer of Health, which recommended that:

- “(1) the Medical Officer of Health, the Commissioner of Urban Development Services, and the Commissioner of Works and Emergency Services collaborate on their respective public outreach activities regarding the health effects of noise and measures to prevent or minimize noise in the community; and
- (2) the Board of Health forward this report for information to the Commissioner of Urban Development Services, the Commissioner of Corporate Services, the Commissioner of Works & Emergency Services, the Sustainability Round Table, the Works Committee, and the Planning and Transportation Committee.”; and
- (2) directed that the foregoing report be forwarded to the Noise Management Committee of the Greater Toronto Airport Authority;
- (3) requested the Greater Toronto Services Board to facilitate the establishment of a joint committee, composed of appropriate city officials from the municipalities of Brampton, Mississauga and Toronto, representing the fields of planning, economic development, works, health and legal, to assist in the development of an accord to monitor a review of noise issues associated with the Toronto Airport;
- (4) requested the Federal Government to review the CSA standards with respect to the manufacturing of tools and equipment that produce noise;
- (5) requested that the Medical Officer of Health, in consultation with the Commissioner of Urban Development Services, and the Commissioner of Works and Emergency Services, ensure that best practices information from other municipalities is integrated into the City’s noise control strategies;
- (6) requested that leaf blowers and other garden equipment be included in the analysis and strategies of noise control;
- (7) requested the Commissioner of Urban Development Services, the Medical Officer of Health and the Commissioner of Works and Emergency Services, to submit a report to the Board of Health with respect to timelines for the development of the noise by-law highlighting opportunities for public participation; and
- (8) requested the Medical Officer of Health to submit a report to the Board of Health on a process of seeking epidemiological data on the effects of noise.

**6. STATUS REPORT: WESTDON LANDS CONSULTANTS STUDIES
(Don River)**

Commssioner of Urban Development Services

(May 23, 2000)

Updating City Council on the status of planning studies for the West Don Lands and **recommending** that:

- (1) the Ontario Realty Corporation be encouraged to expedite the release of the consultants studies prepared to facilitate redevelopment of the West Don Lands; and further that the Ontario Realty Corporation and the Ministry of the Environment be encouraged to expeditiously determine the appropriate management for contaminated ground water within the West Don Lands; and
- (2) the Commissioner of Urban Development Services and the Commissioner of Works and Emergency Services report back jointly on the results of the consultants studies during this term of City Council.

**7. STEELES AVENUE BOUNDARY ROAD AGREEMENT WITH THE REGION
OF YORK**

City Clerk

(May 3, 2000)

Advising that City Council at its meeting on April 11, 12 and 13, 2000 struck out the following recommendation of the Planning and Transportation Committee made with respect to Clause 2 of Report No. 3 of the Planning and Transportation Committee, headed "Steeles Avenue Boundary Road Agreement with the Region of York":

- “(1) that the recommendations of the Steels Avenue Sub-Committee, contained in the transmittal letter (February 1, 2000) from the City Clerk be adopted subject to providing Principles 2 and 9 with the same protection as provided for in Principle 3; and
- (2) that the report and Council’s action in respect hereto be forwarded to the Chairs of the Regions of York and of Durham, the Chair of the Greater Toronto Services Board and to the Telecommunications Steering Committee.”

and **referred** this Clause to Etobicoke, North York and Scarborough Community Councils for further consideration and report thereon to the Planning and Transportation Committee.

7(a) City Clerk, Etobicoke Community Council
(May 4, 2000)

Advising that the Etobicoke Community Council, at its meeting held on May 3, 2000, **concurred** in the Recommendations of the Planning and Transportation Committee, contained in the communication dated February 1, 2000, from the City Clerk, embodying Clause No. 3 of Report No. 3 of the Planning and Transportation Committee, headed “Steeles Avenue Boundary Road Agreement with the Region of York”.

7b) City Clerk, North York Community Council
(May 3, 2000)

Advising that the North York Community Council, at its meeting held on May 2, 2000, **recommended** to the Planning and Transportation Committee that the recommendations of the Steeles Avenue Sub-Committee contained in the transmittal letter (February 1, 2000) from the City Clerk, Steeles Avenue Sub-Committee, be adopted.

7(c) City Clerk, Scarborough Community Council
(May 3, 2000)

Advising that the Scarborough Community Council, at its meeting held on May 2, 2000.:

- (1) **concurred** in the recommendations put forward by the Planning and Transportation Committee; and
- (2) **requested** the Steeles Avenue Sub-Committee to undertake consultation with the Scarborough community east of Markham Road, including the Rouge Park Alliance, the Save the Rouge Park group and the Friends of the Rough Watershed, to ensure that this community is made well aware of the intentions of the Region of York in this matter.

8. SHERATON CENTRE TORONTO HOTEL MOTOR COURT – RELOCATION OF TAXI FACILITIES

City Clerk, Licensing Sub-Committee
(May 16, 2000)

Advising that the Licensing Sub-Committee, at its meeting held on May 4, 2000, **recommended** that:

- (1) a new curb cut for a taxicab stand be installed at the Sheraton Centre Toronto Hotel on York Street north towards Queen Street; and
- (2) the capacity for taxicab stands at the Sheraton Centre Toronto Hotel be expanded to the extent possible.

The Sub-Committee reports having requested the Commissioner of Works and Emergency Services to report to the Planning and Transportation Committee on the number of taxicab stands that can be accommodated at that site.

9. GENERAL CONSIDERATION OF PUBLIC INTEREST IN ALL LICENSING MATTERS

Vice-Chair, Toronto Licensing Tribunal
(May 25, 2000)

Proposing an amendment to Section 11(1) of Licensing By-law 20-85 to allow the Toronto Licensing Tribunal to consider the matter of public interest in regard to the suspension, revocation, or issuance of licences and **recommending** that City Council amend Section 11(1) of Licensing By-law 20-85 by adding thereto the following subsection (f):

- “(f) there are reasonable grounds to believe that it is not, or would not be, in the public interest to issue the licence or renewal of the licence”

so that the said section reads 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,
- (a) conduct of the applicant affords reasonable grounds for belief that the applicant has not carried on, or will not carry on, his or her 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 of the business by the applicant has infringed, or would infringe, the rights of other members of the public, or has endangered, or would endanger, the health or safety of other members of the public; and
- (f) there are reasonable grounds to believe that it is not, or would not be, in the public interest to issue the licence or renewal of the licence.”

10. HOURS OF OPERATION – MANUAL COIN-OPERATED CAR WASH ESTABLISHMENTS

City Clerk, Licensing Sub-Committee
(May 5, 2000)

Advising that the Licensing Sub-Committee, at its meeting held on May 4, 2000, **recommended** that:

- (1) the recommendations contained in the report (February 17, 2000) from the City Clerk, Licensing Sub-Committee, be struck out;
- (2) Schedule 24 of Licensing By-law No. 20-85 be amended so that the standard hours for manual coin-operated car wash establishments located within a 122-metre distance from residential properties be as follows:
 - 7:00 a.m. – 9:00 p.m. (Mondays to Sundays during the winter months)
 - 7:00 a.m. – 11:00 p.m. (Mondays to Sundays during the summer months beginning June until September);
- (3) manual coin-operated car wash establishments be permitted to apply for extended hours of operation;
- (4) the appropriate City Officials be authorized and directed to take all the necessary action to give effect thereto; and
- (5) the Commissioner of Urban Development Services report to the Planning and Transportation Committee on appropriate conditions with respect to extended hours of operation for manual coin-operated car wash establishments located within a 122-metre distance from residential properties.

10(a) Commissioner, Urban Development Services
(May 18, 2000)

Reporting on the criteria for granting exemptions to the hours of operation for manual coin-operated car wash establishments and **recommending** that:

- (1) the criteria for approval of extended hours of operation for manual coin-operated car washing establishments be adopted;
- (2) the Executive Director of Municipal Licensing and Standards or his or her designate, be authorized to receive and consider applications for extended hours of operation for manual coin-operated car washing establishments;
- (3) where there are reasonable grounds to believe that an applicant is unable to comply with the established criteria for granting extended hours, the Executive Director of Municipal Licensing and Standards or his or her designate be authorized to not grant the application; and
- (4) any request for a hearing on the decision not to grant approval for extended hours may be made to the Licensing Tribunal within 30 days of the decision.

11. 12:NOON TORONTO CYCLING MASTER PLAN – TORONTO CYCLING SURVEY: DECIMA RESEARCH INC.

City Clerk, Toronto Cycling Committee
(May 16, 2000)

Advising that the Toronto Cycling Committee, at its meeting held on April 17, 2000, **requested** the Planning and Transportation Committee to provide an opportunity for Members of the Toronto Cycling Committee to make a presentation on the City of Toronto 1999 Cycling Study: Final Report on Quantitative Research Results.

NOTE: THE DOCUMENT TITLED “CITY OF TORONTO 1999 CYCLING STUDY” HAS BEEN SENT TO MEMBERS OF COUNCIL AND APPROPRIATE CITY OFFICIALS ONLY, AND IS APPENDED TO BACK OF THEIR AGENDA PACKAGES

12. FREE TRANSIT ON AIR QUALITY ADVISORY DAYS

City Clerk
(May 18, 2000)

Forwarding Clause No. 1 of Report No. 4 of the Planning and Transportation Committee which Council, at its meeting held on May 9, 10 and 11, 2000, struck out and referred back to the Planning and Transportation Committee for further consideration.

13. CAR FREE SUNDAY

City Clerk, Toronto Cycling Committee
(May 16, 2000)

Advising that the Toronto Cycling Committee, at its meeting held on May 15, 2000, **recommended** that the Planning and Transportation Committee:

- (1) give consideration to designating a Car Free Sunday in inner City Toronto during Bike Week 2001, when the dates for such week have been determined; and that the Toronto Cycling Committee in conjunction with the Toronto Pedestrian Committee, initiate discussions with respect to such event;
- (2) establish a Working Group to develop an Options Paper for the proposed Car Free Sunday in inner city Toronto;
- (3) nominate the following persons to the Working Group:
 - Mr. Hamish Wilson, member, Toronto Cycling Committee;
 - Ms. Nina Koskenoja, Co-Chair, Network Planning and Facilities Sub-Committee, Toronto Cycling Committee;
 - Mr. Derek Chadbourne, Citizen Appointee; and
 - Other nominees, as deemed necessary;
- (4) request City staff from relevant departments to assist the Working Group in the preparation of the Options Paper and to also help the proposed Car Free Sunday, and
- (5) on completion of the Options Paper, present the document to City Council at the appropriate time.

13(a) City Clerk, Toronto Pedestrian Committee
(May 30, 2000)

Advising that Mr. Dave Meslin, member, will participate in discussions with respect to a Car-Free Sunday in conjunction with the Toronto Cycling Committee, such discussions to include the provision of week day services of public transit on this day.

LUNCH BREAK

IN-CAMERA: In accordance with the Municipal Act, a motion is required for Committee to meet privately and the reason must be stated.

14. 2:00 P.M. EXEMPTING NON-PROFIT HOUSING FROM PLANNING APPLICATION FEES, BUILDING PERMIT FEES AND PARKLAND DEDICATION REQUIREMENTS

Commissioner of Urban Development Services and City Solicitor
(May 31, 2000)

Confidential report respecting exempting non-profit housing from planning application fees, building permit fees and parkland dedication requirements, having regard that the subject matter relates to the receiving of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

14(a) City Clerk
(February 9, 2000)

Advising that City Council, on February 1, 2 and 3, 2000, pursuant to consideration of Clause No. 3 of Report No. 1 of the Planning and Transportation Committee, headed “Exempting Non-Profit Housing from Planning Application Fees, Building Permit Fees and Parkland Dedication Payment Requirements”, amended and adopted Recommendation (1) of the joint report December 21, 1999 from the Acting Commissioner of Urban Development Services and the Commissioner of Economic Development, Culture and Tourism, embodied in the Clause, and struck out and **referred** the balance of the Clause, together with the confidential reports dated December 6, 1999, and January 27, 2000, from the City Solicitor, and the following motion, back to the Planning and Transportation Committee for further consideration, and requesting the Commissioner of Urban Development Services and the City Solicitor to submit a joint report thereon to the Planning and Transportation Committee:

“Moved by: Councillor Moscoe

Seconded by: Councillor Feldman

“WHEREAS the Report of the Mayor’s Homelessness Action Task Force estimated that about 2,000 new below-market rental units are needed every year in Toronto just to meet the new demand; and

WHEREAS, in the City of Toronto, there have only been 159 and 203 rental starts (excludes lifelease units) in 1998 and 1999, respectively; and

WHEREAS City Council endorsed the Task Force’s Action Plan which contains 104 recommendations; and

WHEREAS Recommendation No. 79 in the final report states that ‘The City and its agencies, boards, and commissions should defer development charges, land use application fees, parks levies, hook-up fees and other charges for housing developments that meet affordability criteria.’; and

WHEREAS the City’s Development Charges By-law, By-law No. 476-1999, exempts non-profit housing from development charges; and

WHEREAS the Councils of the former municipalities waived building permit fees and parkland dedication payment requirements for certain types of development, including commercial and industrial buildings, places of worship, publicly funded schools, hospitals and social housing (former City of Toronto); and

WHEREAS there are sufficient means to recoup the deferred planning application fees, building permit fees and parkland dedication payment requirements for non-profit housing developments on City-owned sites that subsequently convert from non-profit to for-profit; and

WHEREAS under the City’s Let’s Build program, twenty-two proposals have been submitted for expressions of interest to develop four City-owned sites;

NOW THEREFORE BE IT RESOLVED THAT:

- (a) Council defer for all City-owned sites:
 - (i) planning application fees for non-profit housing developments;
 - (ii) building permit fees for non-profit housing developments; and
 - (iii) parkland dedication payment requirements for all non-profit housing developments, except where existing agreements which are registered on title required a parkland cash-in-lieu payment for future housing development;
- (b) for future non-profit housing developments, the appropriate parkland dedication by-law be amended to exclude the property from the parkland dedication payment requirement; and

- (c) the same definition of ‘non-profit housing’ as is used in the Development Charges By-law No. 476-1999 be used for this policy;
- (d) City officials be directed to defer collecting planning application fees, building permit fees and parkland dedication payment requirements, in accordance with the above recommendations; and
- (e) Council authorize and direct the appropriate City officials to take the necessary action to give effect thereto.”

IN-CAMERA: In accordance with the Municipal Act, a motion is required for Committee to meet privately and the reason must be stated.

15. DEFERRING PLANNING APPLICATION FEES, BUILDING PERMIT APPLICATION AND PARKLAND DEDICATION PAYMENT REQUIREMENTS AND DEVELOPMENT CHARGES FOR 650 LAWRENCE AVENUE WEST (WARD 8 NORTH YORK)

Commissioner of Urban Development Services
(May 24, 2000)

Confidential report respecting deferring planning application fees, building permit application and parkland dedication payment requirements and development charges for 650 Lawrence Avenue West, having regard that the subject matter relates to the receiving of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

15(a) City Clerk, North York Community Council
(May 30, 2000)

Advising that North York Community Council, on May 23, 2000:

- (1) deferred consideration of the following reports (March 3, 2000 and May 12, 2000) from the Director, Community Planning, North District, Urban Development Services, to its next meeting scheduled for June 21, 2000; and
- (2) advised the Planning and Transportation Committee that the North York Community Council favours the deferral of the levies and development charges for the project proposed for 650 Lawrence Avenue West, in order to create 32 affordable units under the ownership of the City or a non-profit housing provider, through a Section 37 Agreement.

16. HARMONIZATION OF THE PROPERTY STANDARDS BY-LAW

Paula M. Dill, Commissioner, Urban Development Services
(May 30, 2000)

Reporting on the harmonization of the property standards by-law and **recommending** that:

- (1) the attached harmonized property standards by-law be received;
- (2) all existing Property Standards Appeal Committees along with the Housing Standards Appeal Committee of the former City of Toronto be confirmed and given authority to hear appeals concerning Orders issued in relation to violations to the provisions of the new by-law until such time as a new Committee structure has been established;
- (3) this report be forwarded to all Community Councils for their review and comment for the next meeting of your Committee; and
- (4) the City seek special legislation authorizing Council to pass City wide by-laws to prohibit and regulate long grass and weeds, the clearing of ice and snow on private property and graffiti on buildings or structures, in a manner similar to that adopted by some of the former municipalities.