

THE CITY OF TORONTO

Clerk's Division

Minutes of the Planning and Transportation Committee

Meeting No. 8

Monday, September 9, 2002

The Planning and Transportation Committee met on September 9, 2002, in Committee Room No. 1, 2nd Floor, City Hall, Toronto, commencing at 9:30 a.m.

Councillor	9:30 a.m.	2:00 p.m.
Councillor Gerry Altobello, Chair	X	X
Councillor Pam McConnell, Vice-Chair	X	X
Councillor Lorenzo Berardinetti	X	X
Councillor Betty Disero	X	
Councillor Joanne Flint	X	X
Councillor Peter Milczyn	X	X
Councillor Howard Moscoe	X	X
Councillor Kyle Rae	X	X

Declarations of Interest Pursuant to the Municipal Conflict of Interest Act

None declared.

Confirmation of Minutes

On motion by Councillor McConnell, the minutes of the meeting of the Planning and Transportation Committee held on June 24, 2002 were confirmed.

8.1 By-law Amendment to Regulate Drive-Through Facilities in the City of Toronto

The Planning and Transportation Committee gave consideration to a communication (August 26, 2002) from the Commissioner, Urban Development Services introducing an amendment to the relevant Zoning By-laws that defines drive-through facilities as a separate use and establishing provisions to regulate the locations where in the City such a

Planning and Transportation Committee
Monday, September 9, 2002

use may or may not be permitted. A subsequent report will recommend establishing standards and guidelines for the development of drive-throughs in areas of the City where they are a permitted use, and recommending that:

- (1) all necessary Zoning By-laws for the former Cities of Toronto, Scarborough, North York, Etobicoke, York and the Borough of East York be amended, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. [4];
- (2) after final approval of the by-law amendments referenced in Recommendation (1), Interim Control By-laws 2-2002 and 3-2002 be repealed;
- (3) the City Solicitor be authorized to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required; and
- (4) appropriate staff be authorized to proceed with phase two of the study outlined in this report to establish standards and guidelines for the development of drive-through facilities in consultation with industry representatives, Toronto Association of Business Improvement Areas and individual BIA's, the public and interested parties.

The Committee also had before it the following communications:

- (August 26, 2002) from Steve Brearton, Advocacy for Respect for Cyclists, supporting the proposed By-law amendments;
- (August 26, 2002) from Scott Arbuckle, Senior Planner, Planning & Engineering Initiatives Ltd., requesting the Committee to refer the report back to staff for consultation with the industry;
- (undated) from Mike Olivier, Acting Chair, Rocket Riders Transit Users Group, supporting the City's proposed permanent ban on drive-through development throughout the city;
- (September 5, 2002) from Greg Bonser supporting the proposal to designate drive through facilities in the zoning by-laws, and supporting disallowing the construction of any new drive-through facilities;
- (September 6, 2002) from Henry Chiu, Architect, requesting exemption for two properties from the proposed zoning by-law amendment in respect to the prohibition of drive-through facilities;

Planning and Transportation Committee
Monday, September 9, 2002

- (September 6, 2002) from Barry A. Horosko, Bratty and Partners, LLP, Barristers and Solicitors, obo Canadian Tire Real Estate Limited ("Canadian Tire"), requesting that the definition used in the proposed by-laws be amended to clarify that the by-law specifically excludes car-washing establishments;
- (September 5, 2002) from T.R. (Bob) Clapp, Vice-President, Ontario Division, Canadian Petroleum Products Institute, forwarding concerns respecting drive-throughs;
- (September 6, 2002) from Stan Makuch, Cassels Brock & Blackwell LLP, Barristers and Solicitors, obo Association of Drive-Through Operators, requesting that the Planning and Transportation Committee recommend to Council deferral of the report, and direct staff to meet with representatives of their clients in order to prepare appropriate standards for the location of drive-throughs;
- (September 6, 2002) from Vince Cornacchia, MCIP, RPP, Cornacchia Planning Services Inc., obo Revenue Properties Company Limited, requesting that the draft by-law which amends Zoning By-law 1916, as amended, of the former Borough of East York, be revised to permit drive-throughs at the East York Town Centre;
- (September 6, 2002) from Shawn Fujiki, M.Sc.Pl., Assistant Project Manager, FirstPro Shopping Centres, requesting that they be notified of future meetings and staff reports regarding this issue;
- (September 7, 2002) from Helen Riley, obo Feet on the Street, supporting the proposed new by-law and requesting that their organization and the Toronto Pedestrian Committee be consulted during the development of design guidelines for permitted locations; and
- (undated) from Rhona Swarbrick, Member, Pedestrian Planning Network, supporting the recommendations and submitting comments regarding drive throughs in commercial and industrial zones.

Paul Bedford, Chief Planner, gave a PowerPoint presentation on this report.

The Planning and Transportation Committee held a statutory public meeting on September 9, 2002 and advised that appropriate notice of this meeting was given in accordance with The Planning Act and the regulations thereunder and the following persons addressed the Committee:

- Rhona Swarbrick spoke in support of the proposed By-law and read out the comments contained in her communication;

Planning and Transportation Committee
Monday, September 9, 2002

- Mike Olivier, Rocket Riders Transit Users Group spoke in support of the proposed By-law and indicated that the ban on drive throughs will be in the interests of the whole City;
- David Gurin spoke in support of the staff report and urged the Committee to adopt the recommendations contained therein. He stated that adoption of the recommendations would encourage walking, promote the safety and security of people on foot, uniform and continuous street frontage and generous sidewalks;
- Keith Stewart, Smog and Climate Change Campaigner, Toronto Environmental Alliance indicated he supported the recommendations contained in the report and the comments made by the previous deputant. He stated that it was important to reduce auto dependency and that environmentally it was the right thing to do;
- Joe Lobko, Chair, Toronto Society of Architects, indicated his support of the report and the draft By-law. He indicated that drive throughs would threaten events such as Taste of the Danforth;
- Henry Chiu, Architect, obo The Norfinch Group, advised the Committee that he has been working on an application for a drive through at 2500 Eglinton Avenue East and a drive through at Jane and Finch. Mr. Chiu requested an exemption from the proposed by-law for these two applications as outlined in his communication dated September 6, 2002;
- Stan Makuch, Cassels Brock and Blackwell, requested that the report be deferred and staff be requested to meet with his clients. He indicated that his clients have serious concerns about the report as outlined in his communication dated September 6, 2002;
- Alan Burke, President, East Beach Community Association, spoke in support of the intent of the by-law and stated that drive throughs have created problems and that they are sometimes poorly designed. There is a need to consult with all stakeholders including citizens and that staff should look at whether the setback distance should be higher for those establishments that operate 24 hour;
- Mary Kainer, Palmerston Area Residents Association, indicated her support for the proposed draft by-law. She stated the City of Toronto needs the tools to create a livable, walkable, environmentally friendly place;

Planning and Transportation Committee
Monday, September 9, 2002

- Sarah Adler, Humewood Neighbourhood Ratepayers, spoke in support of the proposed draft by-law and stated that she believes the industry has been consulted but that they do not want any standards imposed on them. She stated that the report does not ban drive throughs but allows them where they are appropriate; and

- Barry Horosko, Bratty and Partners, obo, Canadian Tire Real Estate Ltd., stated that he supports a deferral of the by-law to enable consultations to take place. Mr. Horosko stated that different definitions for “Drive Through Facility” were being used and requested the Committee to recognize the unique nature of car washes and to exclude “Car Washes” from the draft By-law as set out in his communication dated September 6, 2002.

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

- (1) based on the findings of fact and recommendations contained in the report (August 26, 2002) from the Commissioner, Urban Development Service, unanimously recommended to City Council, for its meeting on October 1, 2002, the adoption of this report subject to amending Recommendation (4) by including in the consultation process Mr. Stan Makuch, of Cassels, Brock and Blackwell and the East Beach Community Association; and

- (2) requested the Commissioner of Urban Development Services to report directly to Council for its meeting on October 1, 2002:
 - (a) on an amendment to the draft by-law which would prohibit the location of drive-through facilities within 15 metres of a public right-of-way;

 - (b) with details on the drive-through facilities proposed for 2500 Eglinton Avenue East and 1947-2013 Finch Avenue West;

 - (c) identifying areas along the Sheppard Corridor that may permit drive through facilities and if so, provide necessary amendments to the draft by-law which would prohibit such facilities in this area;

- (d) (on motion by Councillor Flint) on mechanisms for achieving a distance requirement between drive-through facilities; and
- (e) in consultation with the City Solicitor, on the issue of regulating hours of operation for drive-through facilities.

The foregoing recommendations were adopted by the Committee unanimously with the following members present and voting:

Councillor Altobello
Councillor Berardinetti
Councillor Disero
Councillor Flint
Councillor McConnell
Councillor Milczyn
Councillor Moscoe
Councillor Rae

(Commissioner, Urban Development Services, City Solicitor)

(Clause No. 1 Report No. 10)

8.2 Harmonized City-Wide Ravine By-law

The Planning and Transportation Committee gave consideration to a joint report (August 19, 2002) from the Commissioner of Urban Development Services, Commissioner of Economic Development, Culture and Tourism and Commissioner of Works and Emergency Services reporting on the new harmonized city-wide Ravine By-law as requested by City Council at its meeting February 13th, 2002 and recommending that:

- (1) the City Solicitor be authorized to introduce a Bill for the protection of Ravines and Associated Natural and Woodland Areas substantially in the form of the attached draft by-law;
- (2) the ravine by-laws of the former cities of Toronto and Scarborough and the former Borough of East York and the fill and grading by-law of the former City of Etobicoke be repealed upon adoption of the "Ravines and Associated Natural and Woodland Areas Protection" By-law;

Planning and Transportation Committee
Monday, September 9, 2002

- (3) applications for development under the Planning Act approved prior to the adoption of the "Ravines and Associated Natural and Woodland Areas" By-law are exempt from this By-law;
- (4) the City Solicitor and the Commissioners of Urban Development Services, Economic Development Culture and Tourism and Works and Emergency Services report on any amendments to the "Ravines and Associated Natural and Woodland Areas Protection" By-law which may be desirable once the new *Municipal Act* comes into effect;
- (5) the City Solicitor and the Commissioners of Urban Development Services, Economic Development Culture and Tourism and Works and Emergency Services report on any future amendments to the "Ravines and Associated Natural and Woodland Areas Protection" By-law which may be necessary as a result of the pending new TRCA fill regulations;
- (6) this report be forwarded to the September 19th, 2002 meeting of Policy and Finance Committee for its information while considering staffing and budgeting implications of the By-law; and
- (7) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

(Note: Maps 1-8 and Schedule A appended to the foregoing report are attached to the back of the agenda package.)

The Committee also had before it the following communications:

- (April 17, 2002) from Williams H. Roberts providing comments on a proposed ravine by-law;
- (July 30, 2002) from J. Craig Mather, Chief Administrative Officer, Toronto and Region Conservation Authority advising, in part, that the Toronto and Region Conservation Authority, at its meeting on May 24, 2002, requested the City of Toronto to consider the principle of the Etobicoke and Mimico Creek Watersheds as part of its Official Plan, Ravine By-law, and Wet Weather Flow Master Plan Studies.

(Note: The Executive Summary of the report, entitled "Greening Our Watersheds: Revitalization Strategies for Etobicoke and Mimico Creeks", is appended to the above-noted report - one copy of the full report is on file with the office of the City Clerk.)

Planning and Transportation Committee
Monday, September 9, 2002

- (September 5, 2002) from Janet McKay, Program Director, Local Enhancement & Appreciation of Forests (LEAF) supporting the proposed Harmonized City-wide Ravine By-law;
- (September 6, 2002) from John Wilson, Manager of Annual Giving, Pollution Probe forwarding a letter of support from the Task Force to Bring Back the Don for the proposed by-law; and
- (September 9, 2002) from William H. Roberts, Director, and Former President, Swansea Area Ratepayers Association concurring with the position of the Swansea Area Ratepayers Association.

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

- Alan Burke, President, East Beach Community Association; and
- Janet McKay, Local Enhancement Appreciation of Forests

With Councillor McConnell in the Chair and on motion by Councillor Altobello, the Planning and Transportation Committee recommended to City Council at its meeting on October 1, 2002 the adoption of the following recommendations (1), (2), (3), (4), (5) and (7) of joint report (August 19, 2002) from the Commissioners of Urban Development Services; Economic Development, Culture and Tourism; and Works and Emergency Services subject to amending Recommendation (2) by adding the words “for the area” after the words “grading by-law”, so as to read:

- “(1) the City Solicitor be authorized to introduce a Bill for the protection of Ravines and Associated Natural and Woodland Areas substantially in the form of the attached draft by-law;
- (2) the ravine by-laws of the former cities of Toronto and Scarborough and the former Borough of East York and the fill and grading by-law for the area of the former City of Etobicoke be repealed upon adoption of the “Ravines and Associated Natural and Woodland Areas Protection” By-law;

Planning and Transportation Committee
Monday, September 9, 2002

- (3) applications for development under the Planning Act approved prior to the adoption of the “Ravines and Associated Natural and Woodland Areas” By-law are exempt from this By-law;
- (4) the City Solicitor and the Commissioners of Urban Development Services, Economic Development Culture and Tourism and Works and Emergency Services report on any amendments to the “Ravines and Associated Natural and Woodland Areas Protection” By-law which may be desirable once the new *Municipal Act* comes into effect;
- (5) the City Solicitor and the Commissioners of Urban Development Services, Economic Development Culture and Tourism and Works and Emergency Services report on any future amendments to the “Ravines and Associated Natural and Woodland Areas Protection” By-law which may be necessary as a result of the pending new TRCA fill regulations;
- (7) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.”

The Planning and Transportation Committee also:

- (1) on motion by Councillor Flint adopted Recommendation (6) of the joint report (August 19, 2002) from the Commissioners of Urban Development Services; Economic Development Culture and Tourism and Works and Emergency Services subject to deleting the words “for information”, and in so doing forwarded this report to the September 19, 2002 meeting of the Policy and Finance during its consideration of staffing and budgeting implications of the by-law;
- (2) on motion by Councillor Moscoe, referred the following motion to the Commissioner of Urban Development Services and the Commissioner of Economic Development, Culture and Tourism for report thereon directly to City Council for its meeting on October 1, 2002:

“That the draft by-law apply to all properties identified as ravines and incorporated in the maps accompanying the by-law and not to abutting table lands”;

- (3) on motion by Councillor Flint requested Commissioner of Urban Development Services; the Commissioner of Economic Development, Culture and Tourism and the Commissioner of Works and Emergency Services to supply to each affected member of Council prior to City Council’s meeting on October 1, 2002, with copies of maps that detail the top of the banks and fill lands with respect to this by-law; and
- (4) on motion by Councillor Rae requested the Commissioner of Urban Development Services and the Commissioner of Economic Development Culture and Tourism, in consultation with the Toronto and Region Conservation Authority, to report to the Planning and Transportation Committee within 6 months on funding mechanisms for the enhancement and maintenance of City ravines including the possible establishment of Community Improvement Areas.

The following motion placed by Councillor Milczyn was voted on and lost:

“That Recommendation (5) of the joint report (August 19, 2002) from the Commissioners of Urban Development Services; Economic Development, Culture and Tourism and Works and Emergency Services be amended by adding the words “and any implications for City operations” after the words ““Protection” By-law’, so as to read:

“The City Solicitor and the Commissioners of Urban Development Services, Economic Development Culture and Tourism and Works and Emergency Services, report on any future amendments to the “Ravines and Associated Natural and Woodland Areas Protection” By-law, and on any implications for City operations which may be necessary as a result of the pending new TRCA fill regulations”.

The following motion was placed by Councillor Flint but deemed redundant:

“That the Site Plan Controls currently in force in the former City of North York be retained and expanded to the entire City of Toronto.”

(Policy and Finance Committee; Commissioner of Urban Development Services; Commissioner of Economic Development, Culture and Tourism and the Commissioner of Works and Emergency Services)

(Clause No. 2, Report No. 10)

8.3 Leslie Sheppard Gateway Project

The Planning and Transportation Committee gave consideration to a communication (August 19, 2002) from the City Solicitor responding to a report request of the Planning and Transportation Committee, and recommending that:

- (1) the Commissioner of Urban Development Services be instructed to meet with the architect of the Leslie Sheppard Gateway Structure (the “structure”), and arrive at a proposal for modifying the structure to make it more difficult to climb onto, thus discouraging climbers; and
- (2) the Commissioner of Urban Development Services, in consultation with the City Solicitor, the Chief Financial Officer and Treasurer (Risk Management), the Toronto Police Service, and the Commissioner of Works and Emergency Services be instructed to report to the Planning and Transportation Committee on the results of these discussions and on the costs of any steps recommended in that report.

The Committee also had before it the following communications:

- (June 20, 2002) from the City Clerk forwarding Clause No. 2 of Report No. 8 of the Planning and Transportation Committee, headed "Leslie/Sheppard Gateway Project, West Corner of Sheppard Avenue East and Leslie Street", which City Council at its meeting on June 18, 19 and 20, 2002 struck out and referred back to the Planning and Transportation Committee for further consideration;
- (September 9, 2002) from Adrian DiCastrì, Partner, Architects Alliance advising that in their opinion the structure does not represent a safety hazard, however, if slight modifications are required a meeting could be arranged to resolve the situation;

Planning and Transportation Committee
Monday, September 9, 2002

- (undated) from Sam Metalin requesting that the City remove the structure, or alternatively permit local residents to remove the structure at their own expense provided that a qualified demolition or salvage contractor is used;
- Communications filed by Councillor Sutherland regarding an open meeting and an estimate for the removal of the structure at the north west corner of Sheppard Avenue and Leslie Street; and
- Map filed by Councillor Shiner

Mr. Sam Metalin appeared before the Planning and Transportation Committee in connection with the foregoing matter.

On motion by Councillor Flint, the Planning and Transportation Committee recommended to City Council for its meeting on October 1, 2002 that:

- (1) the report (August 19, 2002) from the City Solicitor be received;
- (2) Council authorize the demolition and removal of the Leslie Sheppard Gateway Structure such demolition and removal to be undertaken at no cost to the City and to the satisfaction of the Commissioner of Urban Development Services; and
- (3) Councillor Jones be asked to determine if her community has any interest in the Leslie Sheppard Gateway Structure being relocated in her Ward and if so, such relocation to be carried out at no additional cost to the City.

A motion placed by Councillor Moscoe to adopt the report (August 19, 2002) from the City Solicitor was placed but not voted upon having regard that a motion to receive the report carried.

(Clause No. 3, Report No. 10)

8.4 Draft Etobicoke Centre Secondary Plan and Zoning By-law (Formerly Kipling-Islington City Centre Secondary Plan)

The Planning and Transportation Committee gave consideration to a report (August 15, 2002) from the Commissioner of Urban Development Services reporting on the draft Etobicoke Centre Secondary Plan and Zoning By-law and recommending that:

- (1) Planning and Transportation Committee authorize a public meeting under the requirements of the Planning Act to be held at the October 7, 2002 Planning and Transportation Committee meeting;
- (2) notice of the Public meeting be published in a daily newspaper with City-wide circulation as well as a local Etobicoke community newspaper;
- (3) the City Solicitor be authorized to make such stylistic and technical changes to the draft Secondary Plan and Zoning By-law as may be required; and
- (4) Planning and Transportation Committee forward this report to Etobicoke Community Council for their review and comments to City Council.

(Note: Copies of the report "Etobicoke Centre Secondary Plan - August 2002" are distributed to Members of Council and key staff only.)

On motion by Councillor Milczyn, the Planning and Transportation Committee adopted the report (August 15, 2002) from the Commissioner of Urban Development Services subject to:

- (1) (on motion by Councillor Flint) amending Recommendation (1) by deleting the words "October 7, 2002" and substituting the words "November 4, 2002"; and
- (2) by replacing Page 5 and Schedule C with revised versions.

(Etobicoke Community Council; cc: Commissioner of Urban Development Services and the City Solicitor)

(Clause No. 8(a), Report No. 10)

8.5 Stakeholder Satisfaction with Committee of Adjustment Hearing Times

The Planning and Transportation Committee gave consideration to a report (July 24, 2002) from the Commissioner of Urban Development Services reporting back, as requested by City Council, on stakeholder satisfaction with the 2:00 p.m. Committee of Adjustment Public Hearing time and recommending that this report be received for information.

The Committee also had before it the following communications:

- (September 6, 2002) from William H. Roberts, Director and Former President, Swansea Area Ratepayers Association requesting adjournment;
- (September 8, 2002) from Janice Merson, President, Summerhill Residents Association supporting the return of evening sessions of the Committee of Adjustment and proposing that these meetings be held closer to the affected communities;
- (September 8, 2002) from Brian Maguire, Secretary, North Hill District Home Owners' Association requesting that the meetings be held in the evening and in a more southerly location in Midtown rather than in the North York Civic Centre;
- (September 8, 2002) from Agnes Vermes, Leaside Property Owners Association Incorporated opposed to day time meetings;
- (September 6, 2002) from Peter Baker, Coordinator, United Residents for Improved Planning opposed to having the Committee of Adjustment Hearings start at 2:00 p.m.;
- (September 9, 2002) from Patricia Welsh, Communications Director, South Eglinton Ratepayers and Residents Association (SERRA) opposed to scheduling meetings in the afternoon;
- (September 9, 2002) from Ellen Greenwood, President, Moore Park Residents Association supporting evening meetings;
- (September 6, 2002) George Milbrandt, Co-Chair, Federation of North Toronto Residents' Associations (FoNTRA) supporting evening meetings;

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

- George Milbrandt, Federation of North Toronto Residents' Association (FoNTRA); and
- George Belza

On motion by Councillor Moscoe, the Planning and Transportation Committee deferred consideration of the report (July 24, 2002) from the Commissioner of Urban Development Services to its next meeting scheduled for October 7, 2002 for the hearing of depositions and requested that notice of this meeting be posted at upcoming meetings of the Committee of Adjustment to enable all participants to be so advised.

(Commissioner of Urban Development Services; cc: Interested Persons)

(Clause No. 8(b), Report No. 10)

8.6 Higher Licensing Fees for Late Renewals

The Planning and Transportation Committee gave consideration to a report (August 7, 2002) from the Commissioner of Urban Development Services reporting on the possibility of charging a higher licence renewal fee in cases where the licence is renewed after the expiry date and recommending that this report be received for information.

The Planning and Transportation Committee referred the report (August 7, 2002) from the Commissioner of Urban Development Services back to the Commissioner with a request that she report further on the possibility of charging a reduced licence fee for business licence holders who renew their licences either before or on the renewal date.

(Commissioner of Urban Development Services)

(Clause No. 8(c), Report No. 10)

8.7 Graffiti Removal: Proposed Partnership with Business Improvement Areas

The Planning and Transportation Committee gave consideration to a report (August 12, 2002) from the Commissioner of Urban Development Services providing preliminary comments on an incentive program which would encourage BIA's (Business Improvement Areas) to participate in graffiti cleanups and recommending that staff further investigate the proposed cleanup program and report to the Planning and Transportation and Economic Development and Parks Committees in early 2003.

On motion by Councillor Milczyn, the Planning and Transportation Committee re-opened consideration of this matter.

On motion by Councillor Moscoe, the Planning and Transportation Committee recommended to City Council for its meeting on October 1, 2002 that:

- (1) the incentive program which would encourage Business Improvement Areas to participate in a graffiti cleanup as outlined in the report (August 12, 2002) from the Commissioner of Urban Development Services be endorsed in principle and that the Commissioner of Urban Development Services and the Commissioner of Economic Development, Culture and Tourism be requested to submit a comprehensive report to the Planning and Transportation Committee by the end of 2002 on;
 - (a) the cleanup program proposed in the aforementioned report;
 - (b) (on motion by Councillor Milczyn) any other graffiti cleanup programs which may suggest a balance between eradication and transformation and any measures which could eliminate graffiti City-wide;
 - (c) (on motion by Councillor Milczyn) the City of Vancouver's Graffiti By-law; and
 - (d) (on motion by Councillor McConnell) the extent to which graffiti is evident on City property and the efforts made to date to prevent and/or eradicate it and any costs involved to do so;

- (2) (on motion by Councillor Milczyn) the Police Services Board be requested to report to the Planning and Transportation Committee on any initiatives taken by Toronto Police to ensure the complete eradication of graffiti in the City.

(Clause No. 4, Report No. 10)

8.8 Further Report Development Approval Process - File: UDOZ-DRA - All Wards

The Planning and Transportation Committee gave consideration to a report (August 23, 2002) from the Commissioner of Urban Development Services reporting on matters brought forward in Clause No. 7(a), Report No. 7 of the Planning and Transportation Committee Meeting held on May 27, 2002, relating to the Development Approval Process, and recommending that:

- (1) the Commissioner of Urban Development Services continue to explore ways to improve and streamline the development approval process as part of the ongoing Business Process Review and Development Approvals Task Force; and
- (2) the Commissioner of Urban Development Services, the City Solicitor and the City Clerk be requested to review relevant City procedures and submit a report to the appropriate Committee, on the establishment of revised procedure(s), if recommended, for dealing with the determination of further notice as required under Section 34(17) of the Planning Act.

Mr. George Belza appeared before the Planning and Transportation Committee in connection with the foregoing matter.

On motion by Councillor Flint, the Planning and Transportation Committee recommended to City Council for its meeting on October 1, 2002 that:

- (1) City Council instruct that no proposed Official Plan Amendment be brought forward for adoption, or Zoning By-law for enactment, without the opportunity for public review of its specific content;
- (2) the applicant, and potentially affected third parties who so request, be provided with equal opportunity for comment on draft legislation during the development review process;

Planning and Transportation Committee
Monday, September 9, 2002

- (3) draft Official Plan Amendments and Zoning By-laws recommended by staff be brought forward in a timely manner, in their entirety, together with the related final reports, so as to be available to Councillors, applicants and potentially affected third parties at the statutory public meetings at which they are considered; and
- (4) if any changes are proposed subsequent to the statutory public meeting, the local Councillor and public meeting deputants who so request, be so notified and provided with a copy at least five days prior to commencement of the City Council meeting at which bills are presented for enactment; and
- (5) (on motion by Councillor Moscoe) the Commissioner of Urban Development Services be requested to report to the Planning and Transportation Committee on the implementation of the foregoing recommendations.

A motion placed by Councillor Moscoe to request the Commissioner of Urban Development Services to report to the Planning and Transportation Committee on the following motions and on how the concerns of the deputants can be implemented, and that she review her report with affected City Councillors prior to its submission to the Planning and Transportation Committee was withdrawn on request by Councillor Moscoe:

- “(1) that City Council instruct that no proposed Official Plan Amendment be brought forward for adoption, or Zoning By-law for enactment, without the opportunity for public review of its specific content;
- (2) that the applicant, and potentially affected third parties who so request, be provided with equal opportunity for comment on draft legislation during the development review process;
- (3) that draft Official Plan Amendments and Zoning By-laws recommended by staff be brought forward in a timely manner, in their entirety, together with the related final reports, so as to be available to Councillors, applicants and potentially affected third parties at the statutory public meetings at which they are considered; and

- (4) that if any changes are proposed subsequent to the statutory public meeting, the local Councillor be so notified and provided with a copy at least five days prior to commencement of the City Council meeting at which bills are presented for enactment:

or, in place of the foregoing Recommendation (4):

that between Community Councils and City Council meetings, Councillors and registered third parties (eg. deputants at meetings), be provided the opportunity to review the draft by-law and that Councillors be given the right to bump the report back to Community Councils if deemed necessary.”

(Clause No. 5, Report No. 10)

8.9 The City of Vancouver's 20% Policy on the Provision of Affordable Rental Housing: Implications for Toronto

The Planning and Transportation Committee gave consideration to a joint report (August 15, 2002) from the Commissioner of Urban Development Services and the Commissioner of Community and Neighbourhood Services discussing the City of Vancouver's 20% Policy to provide affordable rental housing as part of major, new developments, commenting on the implications of the Vancouver approach for the provision of affordable housing in Toronto and recommending that this report be received for information and forwarded to the Community Services Committee for information.

On motion by Councillor Moscoe, the Planning and Transportation Committee received the joint report (August 15, 2002) from the Commissioners of Urban Development Services and of Community and Neighbourhood Services for information, and forwarded a copy of this report to the Community Services Committee for information.

(Community Services Committee; Commissioner of Urban Development Services; Commissioner of Community and Neighbourhood Services)

(Clause No. 8(d), Report No. 10)

8.10 Steeles Avenue Sub-Committee

The Planning and Transportation Committee gave consideration to a report (August 26, 2002) from the Commissioner of Works and Emergency Services reporting on outstanding issues with regard to the Steeles Avenue Sub-Committee and advising whether or not the Sub-Committee should be continued and, if so, whether the Planning and Transportation Committee is the appropriate Committee to which it should report, and recommending that:

- (1) the Steeles Avenue Sub-Committee be continued and be transferred to the Works Committee;
- (2) any future planning-related recommendations of the Steeles Avenue Sub-Committee also be referred to the Planning and Transportation Committee for endorsement prior to submission to City Council; and
- (3) this report be referred to the Works Committee for its consideration

Ms. Lois James appeared before the Planning and Transportation Committee in connection with the foregoing matter.

On motion by Councillor Moscoe, the Planning and Transportation Committee recommended to City Council for its meeting on October 1, 2002 that:

- (1) the Steeles Avenue Sub-Committee be continued and be transferred to the Works Committee;
- (2) any future planning-related recommendations of the Steeles Avenue Sub-Committee also be referred to the Planning and Transportation Committee for endorsement prior to submission to City Council; and

referred this report to the Works Committee for its consideration.

(Works Committee; cc: Commissioner of Works and Emergency Services)

(Clause No. 8(e), Report No. 10)

8.11 Consideration of Motion Deferred from June 24, 2002 Meeting of the Planning and Transportation Committee with Respect to Application to Amend the City of Vaughan Official Plan and Zoning By-law - Minglehaze Investors Inc. - North Side of Steeles Avenue West, Between Martin Grove Road and Kipling Avenue

The Planning and Transportation Committee gave consideration to a report (August 21, 2002) from the City Clerk, Planning and Transportation Committee recommending that the Planning and Transportation Committee consider the following motion which was deferred from its meeting on June 24, 2002 to its September 9, 2002 meeting:

"That appropriate City staff be directed, in the event that Vaughan Council approves its staff's recommendations, to appeal this matter to the Ontario Municipal Board."

Mr. Patrick Berne, Minglehaze Investors Inc. appeared before the Planning and Transportation Committee in connection with the foregoing matter.

On motion by Councillor Moscoe, the Planning and Transportation Committee received the report (August 21, 2002) from the City Clerk, Planning and Transportation Committee for information and requested the Commissioner of Urban Development Services to monitor the situation and report further to the Planning and Transportation Committee on any land uses being proposed other than the ones endorsed by City Council.

(Commissioner of Urban Development Services; City Solicitor; cc: Interested Persons)

(Clause No. 8(f), Report No. 10)

8.12 Membership of Task Force on Gardiner/Lake Shore Corridor

The Planning and Transportation Committee gave consideration to a confidential report (June 12, 2002) from the City Clerk, Task Force on Gardiner/Lake Shore Corridor report respecting appointments of representatives to the Task Force on the Gardiner/Lake Shore, having regard that the subject matter relates to personal matters about identifiable individuals, including municipal or local board employees

On motion by Councillor McConnell, the Planning and Transportation Committee recommended to City Council for its meeting on October 1, 2002 the adoption of the confidential report (June 12, 2002) from the City Clerk, Task Force on the Gardiner/Lake Shore Corridor and further that in accordance with the Municipal Act, discussions relating thereto be held in-camera having regard that the subject matter relates to personal matters about identifiable individuals, including municipal or local board employees.

(Clause No. 6, Report No. 10)

8.13 Development Review Process: Harmonized Site Remediation Peer Review for Contaminated Sites

The Planning and Transportation Committee gave consideration to a report (June 25, 2002) from the City Clerk, forwarding Clause No. 5 of Report No. 7 of the Works Committee, headed "Development Review Process: Harmonized Site Remediation Peer Review for Contaminated Sites", which was adopted, as amended, by City Council at its meeting on June 18, 19 and 20, 2002 and advising that Council directed that a copy of this report be circulated to the Planning and Transportation Committee, Economic Development and Parks Committee and to the Board of Health for information.

On motion by Councillor Milczyn, the Planning and Transportation Committee received the communication (June 25, 2002) and attached Clause for information.

(Clause No. 8(g), Report No. 10)

8.14 Membership of the Toronto Cycling Committee

The Planning and Transportation Committee gave consideration to a confidential report (June 13, 2002) from the City Clerk, Toronto Cycling Committee respecting appointments of representatives to the Toronto Cycling Committee, having regard that the subject matter relates to personal matters about identifiable individuals, including municipal or local board employees.

Planning and Transportation Committee
Monday, September 9, 2002

On motion by Councillor McConnell, the Planning and Transportation Committee recommended to City Council for its meeting on October 1, 2002 the adoption of the confidential report (June 13, 2002) from the City Clerk, Toronto Cycling Committee and further that in accordance with the Municipal Act, discussions relating thereto be held in-camera having regard that the subject matter relates to personal matters about identifiable individuals, including municipal or local board employees.

(Clause No. 7, Report No. 10)

The meeting adjourned at 12:00 p.m.

Chair