



June 18, 2014

Chair Peter Milczyn and Members of P & G M
Toronto City Hall
100 Queen St. West
Toronto, ON M5H 2N2
Attn: Ms. Nancy Martins , Administrator

**Re PG 34.4 Official Plan Policies - Development Permit System
P & G M Meeting No. 34 June 19, 2014**

Having just gone through an OMB hearing where the neighbourhood (and our Association) was at odds with City Planning for approving a nine storey condo proposal for the NW corner of St. Clair and Parkwood, our Association can't approve of a Development Permit System that would ban the neighbourhood from appealing a Planning Permit decision. In the above case, there exists an Area Specific Policy in the Official Plan stating that "Development will generally be in the range of 4 to 6 storeys in height". Also, the area is not designated as an "Avenue" so the Mid-Rise Guidelines do not apply; and this stretch of St. Clair for our Association has only one building at 7 storeys and the rest are 5 storeys or less, so the height context was quite clear. Yet City Planning still approved the 9 storey condo proposal.

Under the DPS, stemming from section 7 (c) of the governing Regulation 608/06 of the Planning Act, the community would not have been able to have appealed the above proposal to the OMB. This inability for neighbourhood appeals was voiced at public meetings on the DPS. This resulted in suggestions for Community Planning Boards to have the community involved right from the start of an application and eventually sign off on it.

It is unclear if there would be a difference of opinion between the community and Planning, whether the latter would override the Community Planning Board's position.

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Our Association has requested for many years to be notified and therefore involved from the earliest stages of an application but this has rarely happened. One acknowledges the professional knowledge and expertise of professional planners at the City as opposed to the lay public but decisions can still seem questionable and arbitrary.

In the May 28, 2014 Final Report including the OPA, it mentions the Yonge Eglinton Centre as one of the four areas for consideration. It wasn't so long ago that the local community spent a considerable amount of money in appealing to the OMB the Minto Tower proposal for that area.

When existing zoning is scrapped for a development permit area, that zoning may have been the result of a long history that tailored it advantageously for that community.

Finally, the delegation of decision making authority under the DPS seems vague, as described.

Residents want to know that their elected representatives ultimately can be held responsible for decisions that affect their community and not have those decisions offloaded to the implementers of a new planning system just for planning expediency.

Brian Maguire, Acting Chair
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