



**Confederation of Resident & Ratepayer
Associations in Toronto**

June 18, 2014

Planning and Growth Management Committee
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Ms. Nancy Martins
Email: pgmc@toronto.ca

Dear Chair Milczyn and Members of Planning and Growth Management Committee

PG34.1 EGLINTON CONNECTS PLANNING STUDY – PHASE ONE (Part 1)
Wards: 11, 12, 15, 16, 17, 21, 22, 25, 26, 34, 35, 37

CORRA's concerns arise not from the Environmental Assessment (EA) associated with LRT construction or the subsequent greening of the corridor post construction where funds are dedicated. CORRA's concerns relate to the land use intensification in the "BUILD" component of the comprehensive study as the planning aspects fall under different legislation with different notice requirements.

1. Failure to Comply with Official Plan Policies on Notice

The two May 2014 public meetings held at the Ontario Science Centre and Beth Sholom Synagogue, do not meet the requirements of the Official Plan. In particular given the breadth of the amendment and the different impacts on different areas, there should have been community consultations held, in each of those areas. . There should have been community consultation held in each of those areas.

The pilot Neighbourhood Transition Area (NTA) involving the consolidation of lands to enhance development that will face the Eglinton corridor is a situation that requires full information, notice and the holding of a community meeting in each affected area to allow the community to be informed and make comments.

The creation of NTAs is defacto opening up the areas designated Neighbourhood to significant change without following the requirements for notice under the Official Plan and does not respect and reinforce the character of those areas.

Therefore CORRA recommends:

That the matter be deferred until such time that community meetings are held in the immediate affected areas. The number of meetings in any given Ward should be at the call of the local Councillor.

2. OBJECTIVITY, TRANSPARENCY AND COMPLETENESS OF STAFF RECOMMENDATIONS AND REPORT

The Eglinton Connects Planning Study was initiated by staff prompted by the construction of the LRT and is separate and distinct from the transit requirements. The planning intensification along the Eglinton corridor places the City as proponent in this case.

The following are the key issues that need to be resolved prior to final adoption:

- While Eglinton as a result of the LRT is a corridor with higher order transit CORRA asks whether the City Planning Staff have considered the intensification against the Province's Growth numbers and also against the growth at the Eglinton-Yonge Growth Centre. In a provincial graph showing Population and Employment Density – Yonge and Eglinton indicates that it is well above the target for 2031.
- The higher order maps do not reveal the underlying zoning by-laws from which amendments are being proposed? In addition, the proposed wording lacks specificity; for example:
 - At a corner juncture of Eglinton and Taunton Road where there are currently 8 properties facing Eglinton and 6 properties facing the flanking street, this combined area (where the underlying zoning and density is not disclosed) is: "Proposed Mixed Use. And the Proposed Height Permission with Consolidation is 26M".
 - The existing properties at the rear and facing the flanking street of Taunton appear to be residential properties street and the assembling of such lands for the expansion of the Mixed Use Area is not permitted under the OP and the principles of the Enhancement Zones or Neighbourhood Transition Areas (NTAs) have been directed by Council not to be used when applying the Avenue & Mid-Rise Building Standards. This is the destabilization factor that Councillors Filion and Colle articulated well during the April PGMC Meeting.
 - Furthermore, Planning staff, disclosed at the same meeting, have engaged in negotiations with private land holders to assemble lands to enhance the Eglinton corridor for development. This is not only an example of conflict in terms of producing a balanced planning report for Councillors and residents but also one where permissions used are not supported by policy and explicitly not supported by Council.

Such Official Plan amendments should require a full study, a preliminary report and a final report and be supported by a comprehensive area policy and / or secondary plan. This has not been done.

3. PREVIOUS COUNCIL DIRECTION / APPROVALS

CORRA is concerned that Council directions are not being met and we identify the following:

- (i) City Council decision for PG39.9 - 2010 Avenues and Mid-Rise Buildings Study and Action Plan on July 6, 7, 8, 2010 respecting the use of the guidelines adopted:

No. 9: "City Council request the Chief Planner and Executive Director, City Planning, in considering development applications on Avenues, not to apply the principles respecting Enhancement Zones as set out in the Consultant's Study and reports from the Chief Planner dated May 4, 2010."

As part of the planning component for Eglinton Connects, the principles respecting the "Enhancement Zones" were renamed "Neighbourhood Transition Areas (NTA)" and carried out in assessing the intensification of Eglinton Avenue from Jane Street to Kennedy Road.

- (ii) City Council decision for PG27.4 - 2013 Review of the Mid-Rise Building Performance Standards on November 13, 2013 to extend the monitoring period of the Mid-Rise Building Performance Standards adopted:

No. 2: "City council direct the Chief Planner and Executive Director, City Planning, to include: resident and ratepayer groups and associations as Stakeholders in any consultations anticipated to complete the review of the Mid-Rise Building Performance Standards."

CORRA learned of "Eglinton Connects" meetings in the Fall of 2013. After registering CORRA's email address with the planning team, CORRA has not been included in the consultations for the Mid-Rise Buildings Performance Standards as they are being applied to the Eglinton Connects Avenue Study or other ongoing studies nor are we aware of other resident/ratepayer groups and associations who may be impacted or have written to Council making the same request to also be included.

4. OTHER COUNCIL DECISIONS AND PREVIOUS PLANNING AND GROWTH MANAGEMENT COMMITTEE RECOMMENDATIONS

CORRA's understanding of the funding of a "study" as provided by Metrolinx relates to public realm / greening post construction of the LRT and not linked directly to the "intensification" of nearby properties.

In reviewing the Decision History of the May 22nd, 2014 Staff Report (page 3) the following is noted:

November 9, 2009 Council Decision: It is unclear from City Council Decision's to adopt agenda item CC42.7 Eglinton LRT Transit Project Assessment (all recommendations directly linked to transit issues) at its November 30, 2009 meeting included a tacit approval of what is

presently the "Eglinton Connects Planning Study".

The next decision on October 12, 2012, Planning and Growth Management Committee considered an Eglinton Planning Study – Status Report and PGMC recommendation:

"Directed Planning staff working on the Eglinton Planning Study to provide comments on all applications in the corridor as they come forward during the study period."

It is uncertain whether this Report dated August 23, 2012 was subsequently forwarded to City Council for adoption.

However, "Eglinton Planning Study Status Report No. 2" agenda item PG25.2 was "received for information" by PGMC on June 20, 2013 and forwarded to City Council on July 16, 2013. This report and its 4 recommendations were "adopted on consent" by Council.

Three of the 4 recommendations adopted concern intensification around transit sites or nodes with the remaining recommendation "to explore mandatory minimums on all sites to ensure a healthy mix of commercial, retail and residential uses, including strategies and policies to ensure affordable housing is also achieved".

May 6, 2014 Council decision for PG32.4 - May 2014 Eglinton Connects Planning Study – Final Directions Report was considered with two other agenda items EX41.2 – Metrolinx Rapid Transit Program – Allocation of the Public Realm Amount and PW30.7 Eglinton Environmental Study. Council approved with no questions or debate on the planning issues.

5. SUMMARY

To meet the Official Plan policies and the Planning Act, full area studies and public meetings are to be held with notice to residents/ratepayers/others in the affected areas prior to holding a Statutory Public Meeting. The Notices to be sent from the respective clerk's offices of the affected Community Councils.

CORRA therefore requests that consideration of the draft OP matters as listed in Attachment 2 of Recommendation 1 be deferred until such time that:

- 1. a minimum of one community meeting in each affected ward be held in a location as close as possible to the proposed change;**
- 2. that these community meetings be called in conjunction with each local Ward Councillor who will decide the number of meetings to be called; and**
- 3. the matter be sent back for further consultation including reporting to the affected Community Councils.**
- 4. Neighbourhood Transition Areas (Enhancement Zones) / Focus Areas should be part of the normal process for area-specific study with all required reports that would involve a comprehensive consultation process in the affected area.**

With respect to the other recommendations we are concerned that at scheduled statutory public meeting, the public also must be attuned to address other issues that are related but not applicable to the OPA for which the meeting was scheduled.

CORRA also requests that:

Recommendation 4 be amended to occur during the last quarter of 2015 to allow for proper and full consultation with the affected communities as the request to report back to consider further Official Plan Amendments and Zoning By-law Amendments for August 7, 2014 is inappropriate.

Recommendation 5 be amended such that the Statutory Public Meeting NOT be set until a report of the consultations have been presented to each of the Community Councils.

Thank you,

Eileen Denny

On Behalf of CORRA Executive Team
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