

Ward 27, Toronto Centre-Rosedale  
City Hall, 100 Queen Street West  
2<sup>nd</sup> Floor, Suite A5  
Toronto, Ontario M5H 2N2

Tel: 416-392-7903  
Fax: 416-696-4300  
Councillor\_wongtam@toronto.ca

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Toronto and East York Community Council  
100 Queen Street West  
Toronto, ON M5H 2N2

**Re: Request for a Report on the Implementation of a One-Year Moratorium on new Tall Building Residential Development in the Downtown Core**

Dear Chair and Members:

The City of Toronto has seen incredible growth in both residential and commercial building over the past 5 years. The Downtown Core and Central Waterfront has received the largest proportion of this growth resulting in 38% of city-wide residential development and 46% of city-wide commercial development. Various economic and market reports have cited that Toronto has an oversupply of housing and even the Chief Planner has expressed the need to "hit the pause button" on over development that doesn't meet the City's policies and planning needs.

Amenities and infrastructure for health care facilities, daycare and long-term care spaces, parkland, schools, community services, hydro, water, sewers, public transit and transportation have not expanded to accommodate the intense growth in the downtown.

The adverse impacts of having blocks upon blocks of downtown Toronto turn into a massive, multi-year construction sites is harming the health and well-being of residents; and creating a disruptive environment for business owners.

The proliferation of road occupancy permits issued by Transportation Services have created significant traffic gridlock in development heavy neighbourhoods. This is further compounded by inaccessible and unsafe conditions whereby sidewalks and cycling lanes simply 'disappear' and is replaced by unsightly construction hoarding.

City Planning, in collaboration with other city divisions has been reviewing and developing new policies to address this rapid growth through TOcore. Unfortunately this comprehensive planning framework will take time becoming a fully enforceable secondary plan, even without an Ontario Municipal Board appeal.

While this pro-active planning work is underway, development applications continue marching into the planning department, slowing staff's ability to complete the work and rolling implementation of TOcore expected mid 2017, and increasing the over demand on our inadequate infrastructure.

In light of this difficult situation and after careful consideration and consultation, I am asking TEYCC to adopt the following recommendation:

*Request the Director of Toronto and East York District Community Planning to report back to the January 17, 2017 meeting of the Toronto and East York Community Council on the feasibility of implementing a one-year moratorium on new tall building residential re-zoning applications.*

Respectfully submitted,

Kristyn Wong – Tam  
Councillor, Ward 27 Toronto Centre-Rosedale  
Vice Chair, Toronto and East York Community Council