

November 15, 2016

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

**Re: Request for a Report on Planning Tools to Ensure Municipal Service Levels and Infrastructure Keep Pace with Downtown Development Forecast**

Dear Chair and Members:

The City of Toronto has seen incredible growth in both residential and commercial development over the past 5 years. The Downtown Core and Central Waterfront has received the largest proportion of this development growth resulting in 38% of city-wide residential and 46% of city-wide commercial. Despite this unprecedented growth, amenities, capital improvements and infrastructure for health care facilities, affordable 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 core.

The adverse impacts of having entire blocks of downtown Toronto turn into massive, multi-year construction sites are harming the health and well-being of residents; and creating a disruptive environment and financial hardship 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 are replaced by unsightly construction sites and hoarding.

The October 2016 City Planning report "How Does the City Grow?" revealed information that Toronto has already exceeded the anticipated growth in the Provincial Growth Plan. From

2001 to 2015, the City of Toronto approved and completed almost 200,000 residential units which represents 50% of the anticipated growth of almost 400,000 units by 2041 in the already amended Provincial Growth Plan, which means Toronto is well on its way to exceeding the growth projections in 14 years what was expected to be done in 40 years.

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.

In light of this situation and after consideration and consultation, we are asking TEYCC to adopt the following recommendation:

*Request the City Solicitor and the Director of Toronto and East York District Community Planning, in consultation with the Deputy City Manager and Chief Financial Officer to report back to the January 17, 2017 meeting of the Toronto and East York Community Council on the following:*

- a) available planning, financial and legislative mechanisms to manage growth including those available during the course of planning studies,*
- b) the feasibility of expediting the completion of TOcore,*
- c) a process which includes stakeholder consultation in the development of TOcore enhanced financial strategies led by City Finance Division to accommodate the pressures as a result of the residential intensification in the downtown core.*

Respectfully submitted,



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Councillor, Ward 27 Toronto Centre-Rosedale



Joe Cressy  
Councillor, Ward 20 Trinity Spadina



Pam McConnell  
Deputy Mayor, Ward 28 Toronto Centre-Rosedale