

EILEEN DENNY

Tuesday December 17, 2019

TO: MAYOR JOHN TORY AND 25-MEMBER CITY COUNCIL
Toronto City Hall, 100 Queen Street West
Toronto, ON M5H 2N2

CC. Ms. Marilyn Toft, Council Secretariat
councilmeeting@toronto.ca

RE: PH11.4 Official Plan Review: Final Recommendation Report
Amendments to the Built-form and Public Realm Policies of the Official Plan
To Be Considered by the Mayor and City Council at Meeting No. 13
Beginning December 17, 2019

I am writing as an individual with direct first-hand knowledge of the 5-year Mandatory Review of the Municipal and the City's Official Plan (the Review), the Mid-Rise Buildings Performance Standards (Guidelines), including many of the Official Plan Amendments considered in the Review to register my objection to this agenda item from a due process perspective, on substantive issues including the content of the attached staff report dated November 7, 2019 comprising of 9 pages and the links to other reports and its completeness of information presented to Council for consideration.

Additionally, I object to all issues related to the "Block Context" Plan including its use for consultation.

The release of this information at this time is of interest to me and impacts me directly based on my deep involvement in the appeals of many of these decisions from a public interest perspective.

I am placing on public record that I, Eileen Denny, am not associated with any of the actions nor will I be responsible for any of the actions of Mr. William Roberts, a lawyer, who has now taken over as Chair of CORRA, Ms. Veronica Wynne et. al. and Mr. Geoff Kettel, under whatever "hat" he feels like wearing.

In addition, none of the above individuals or through their respective groups and other Associations have permission, authorization, or consent to speak for me on any topic or issue in any capacity in a public forum or behind closed doors – which is how they wish to deal in public law and development matters.

I also hold an adverse position to the actions of Planning Staff and the Legal Services Department.

Please provide me with Notice of any decision on this Official Plan amendment. I reserve my rights to ensure that I will be able to participate across the spectrum of issues this Agenda item presents.

And finally, I request that the Recommendations in this Agenda Item PH11.4 may be doing indirectly what Council may not be permitted to do directly. I ask that this Agenda Item be set aside for more disclosure on its purpose from all the involved.

Respectfully Submitted
Eileen Denny
A member of the general public

Attached to this letter is an Extract of the Agenda item PH11.4
Official Plan Amendment to the Built Form and Public Realm Policies of the Official Plan

ATTACHMENT TO EILEEN DENNY LETTER DATED DEC 17, 2019 FOR PH11.4 CITY BUILDING FUND
COUNCIL AGENDA ITEM EXTRACTED FROM WEBSITE AT 10:30 am ON DECEMBER 17, 2019:

Tracking Status

- [City Council](#) adopted this item on December 17, 2019 without amendments.
- This item was considered by the [Planning and Housing Committee](#) on December 10, 2019 and adopted without amendment. It will be considered by City Council on December 17, 2019.

City Council consideration on December 17, 2019

PH11.4	ACTION	Adopted		Ward: All
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Official Plan Review: Final Recommendation Report - Amendments to the Built Form and Public Realm Policies of the Official Plan

City Council Decision

Caution: This is a preliminary decision. This decision should not be considered final until the meeting is complete and the City Clerk has confirmed the decisions for this meeting.

City Council on December 17 and 18, 2019, adopted the following:

1. City Council amend the Official Plan substantially in accordance with the recommended Official Plan Amendments appended as Attachments 1 and 2 to the report (November 7, 2019) from the Chief Planner and Executive Director, City Planning.
2. City Council adopt the Terms of Reference for the Block Context Plan complete application requirement appended as Attachment 5 to the report (November 7, 2019) from the Chief Planner and Executive Director, City Planning.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the recommended Official Plan Amendments and Terms of Reference as may be required.
4. City Council declare by resolution to the Minister of Municipal Affairs and Housing that these Official Plan Amendments conform with Provincial Plans or do not conflict with them; have regard to the matters of Provincial Interest in Section 2 of the Planning Act; and are consistent with policy statements issued under subsection 3(1) of the Planning Act.

Public Notice Given

Statutory - Planning Act, RSO 1990

Background Information (Committee)

(November 7, 2019) Report from Chief Planner and Executive Director, City Planning on Amendments to the Built Form and Public Realm Policies of the Official Plan
(<http://www.toronto.ca/legdocs/mmis/2019/ph/bgrd/backgroundfile-140596.pdf>)
Attachment 1: Recommended Public Realm Official Plan Amendment

<http://www.toronto.ca/legdocs/mmis/2019/ph/bgrd/backgroundfile-140597.pdf>
Attachment 2: Recommended Built Form Official Plan Amendment
<http://www.toronto.ca/legdocs/mmis/2019/ph/bgrd/backgroundfile-140598.pdf>
Attachment 3: Incorporated Public Realm Policy Revisions with the In-Force Official Plan
<http://www.toronto.ca/legdocs/mmis/2019/ph/bgrd/backgroundfile-140599.pdf>
Attachment 4: Incorporated Built Form Policy Revisions with the In-Force Official Plan
<http://www.toronto.ca/legdocs/mmis/2019/ph/bgrd/backgroundfile-140610.pdf>
Attachment 5: Terms of Reference for the Block Context Plan
<http://www.toronto.ca/legdocs/mmis/2019/ph/bgrd/backgroundfile-140613.pdf>
Attachment 6: Letter from the Ministry of Municipal Affairs and Housing
<http://www.toronto.ca/legdocs/mmis/2019/ph/bgrd/backgroundfile-140614.pdf>
Attachment 7: Letter from the Confederation of Resident and Ratepayer Associations in Toronto
<http://www.toronto.ca/legdocs/mmis/2019/ph/bgrd/backgroundfile-140620.pdf>
Attachment 8: Letter from the Federation of North Toronto Residents' Associations
<http://www.toronto.ca/legdocs/mmis/2019/ph/bgrd/backgroundfile-140621.pdf>
Attachment 9: Letter from Loblaw Companies Limited and Choice Properties Ontario Properties Limited
<http://www.toronto.ca/legdocs/mmis/2019/ph/bgrd/backgroundfile-140622.pdf>
(October 31, 2019) Notice of Public Meeting
<http://www.toronto.ca/legdocs/mmis/2019/ph/bgrd/backgroundfile-140600.pdf>

Communications (Committee)

(November 6, 2019) Letter from Corinna Prior, Aird Berlis, on behalf of Kingsett Capital Inc. (PH.Main.PH11.4.1)
<http://www.toronto.ca/legdocs/mmis/2019/ph/comm/communicationfile-99447.pdf>
(December 6, 2019) E-mail from David Godley (PH.New.PH11.4.2)
(December 6, 2019) Letter from Carmina Tupe, Planner, Policy and Government Relations, Building Industry Land Development Association (PH.New.PH11.4.3)
<http://www.toronto.ca/legdocs/mmis/2019/ph/comm/communicationfile-99617.pdf>
(November 6, 2019) Letter from William Roberts, Chair, Confederation of Resident and Ratepayer Associations in Toronto (PH.New.PH11.4.4)
<http://www.toronto.ca/legdocs/mmis/2019/ph/comm/communicationfile-99651.pdf>
(December 6, 2019) Letter from Confederation of Resident and Ratepayer Associations in Toronto (PH.New.PH11.4.5)
<http://www.toronto.ca/legdocs/mmis/2019/ph/comm/communicationfile-99618.pdf>
(December 9, 2019) Letter from Jonathan Rodger, Senior Associate, Zelinka Priamo Ltd, (PH.New.PH11.4.6)
<http://www.toronto.ca/legdocs/mmis/2019/ph/comm/communicationfile-99653.pdf>
(December 10, 2019) Letter from Geoff Kettel and Cathie Macdonald, Co Chairs, Federation of North Toronto Residents' Associations (PH.New.PH11.4.7)
<http://www.toronto.ca/legdocs/mmis/2019/ph/comm/communicationfile-99665.pdf>
(December 10, 2019) Letter from Christine Trinh, Development Manager, SmartCentres (PH.New.PH11.4.8)
<http://www.toronto.ca/legdocs/mmis/2019/ph/comm/communicationfile-99668.pdf>

Communications (City Council)

(December 16, 2019) Letter from Marisa Keating, Cassels Brock & Blackwell LLP (CC.Supp.PH11.4.9)

(<http://www.toronto.ca/legdocs/mmis/2019/cc/comm/communicationfile-99711.pdf>)
 (December 16, 2019) Letter from Daniel B. Artenosi, Partner, Overland LLP (CC.New.PH11.4.10)
 (<http://www.toronto.ca/legdocs/mmis/2019/cc/comm/communicationfile-99875.pdf>)
 (December 16, 2019) E-mail from David Godley (CC.New.PH11.4.11)

Planning and Housing Committee consideration on December 10, 2019

PH11.4	ACTION	Adopted		Ward: All
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Official Plan Review: Final Recommendation Report - Amendments to the Built Form and Public Realm Policies of the Official Plan

Public Notice Given

Statutory - Planning Act, RSO 1990

Committee Recommendations

The Planning and Housing Committee recommends that:

1. City Council amend the Official Plan substantially in accordance with the recommended Official Plan Amendments appended as Attachments 1 and 2 to the report (November 7, 2019) from the Chief Planner and Executive Director, City Planning.
2. City Council adopt the Terms of Reference for the Block Context Plan complete application requirement appended as Attachment 5 to the report (November 7, 2019) from the Chief Planner and Executive Director, City Planning.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the recommended Official Plan Amendments and Terms of Reference as may be required.
4. City Council declare by resolution to the Minister of Municipal Affairs and Housing that these Official Plan Amendments conform with Provincial Plans or do not conflict with them; have regard to the matters of Provincial Interest in Section 2 of the Planning Act; and are consistent with policy statements issued under subsection 3(1) of the Planning Act.

Decision Advice and Other Information

The Planning and Housing Committee held a Statutory Special Public Meeting on December 10, 2019, and notice was given in accordance with the Planning Act.

Origin

(November 7, 2019) Report from the Chief Planner and Executive Director, City Planning

Summary

This report presents the recommended amendments to Section 3.1.1, Public Realm, Section 3.1.2, Built Form and Section 3.1.3, Built Form - Tall Buildings, of the Official Plan. The recommended changes are the result of extensive public and stakeholder consultations conducted as part of the Five Year Review of the Official Plan.

The recommended Official Plan amendments appended to this report as Attachments 1 and 2 are intended to strengthen the existing policies and provide greater clarity through new policies that describe the public realm, built form and built form types. The policies reflect the continuous evolution of the application of urban design principles to achieve critical city-building objectives, defining the roles and relationships of the public realm and new development to ensure that buildings and their surrounding public spaces work together to achieve a high standard of design and help create a high quality of life for people of all ages and abilities.

Attachments 3 and 4 to this report demonstrate how the proposed amendments will be incorporated into Sections 3.1.1, 3.1.2 and 3.1.3 of the Official Plan. A proposed terms of reference for a Block Context Plan complete application requirement is appended as Attachment 5 to this report.

Pursuant to Section 26 of the Planning Act and in accordance with Planning and Housing Committee's direction, a statutory public open house was held on October 16, 2019 to discuss the revised policies tabled at the July 3, 2019 Planning and Housing Committee meeting. The recommended policies attached to this report have been refined to respond to additional stakeholder, public and provincial feedback received since July 2019.

The proposed policies are also intended to address the recently released A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019), which includes new and revised policies and definitions for Complete Communities, Complete Streets, the Public Realm and Compact Built Form that emphasize a high-quality, vibrant public realm, the efficient use of land, the integration of green infrastructure, social equity and quality of life, and a well-connected network of walkable neighbourhoods and destinations that encourage active transportation.

Background Information

(November 7, 2019) Report from Chief Planner and Executive Director, City Planning on Amendments to the Built Form and Public Realm Policies of the Official Plan

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Attachment 2: Recommended Built Form Official Plan Amendment

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Attachment 3: Incorporated Public Realm Policy Revisions with the In-Force Official Plan

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Attachment 4: Incorporated Built Form Policy Revisions with the In-Force Official Plan

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Attachment 5: Terms of Reference for the Block Context Plan

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Attachment 6: Letter from the Ministry of Municipal Affairs and Housing
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Attachment 7: Letter from the Confederation of Resident and Ratepayer Associations in Toronto

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Attachment 8: Letter from the Federation of North Toronto Residents' Associations

(<http://www.toronto.ca/legdocs/mmis/2019/ph/bgrd/backgroundfile-140621.pdf>)

Attachment 9: Letter from Loblaw Companies Limited and Choice Properties Ontario Properties Limited

(<http://www.toronto.ca/legdocs/mmis/2019/ph/bgrd/backgroundfile-140622.pdf>)

(October 31, 2019) Notice of Public Meeting

(<http://www.toronto.ca/legdocs/mmis/2019/ph/bgrd/backgroundfile-140600.pdf>)

Communications

(November 6, 2019) Letter from Corinna Prior, Aird Berlis, on behalf of Kingsett Capital Inc. (PH.Main.PH11.4.1)

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(<http://www.toronto.ca/legdocs/mmis/2019/ph/comm/communicationfile-99668.pdf>)

Speakers

Michael Rosenberg

Motions

Motion to Adopt Item moved by Councillor Gord Perks (Carried)