



Confederation of Resident & Ratepayer  
Associations in Toronto

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September 15, 2019

**Re: Official Plan Review – Draft Built Form Policies and Draft Public Realm Policies**

To: Steven Dixon, Senior Planner Strategic Initiatives  
Kerri Voumvakis, Director, Strategic Initiatives  
Lorna Day, Director Urban Design

#### **OPENING COMMENTS**

The Council of the Confederation of Resident & Ratepayer Associations in Toronto have reviewed the draft policies, and on the 14<sup>th</sup> of September, 2019 adopted the following positions, which are now being conveyed to you on its position on the revamped policies.

#### **AMENDMENTS TO 3.1.1 THE PUBLIC REALM**

On the whole the proposed changes are an improvement; but there are several changes which potentially weaken the existing policies, and in some cases delete the same.

Existing Policy 3.1.1.3 is being deleted.

The policy reads as follows:

- “3. The enjoyment of the valleys and ravines will be protected by ensuring that adjacent development, particularly building height and massing, will preserve harmonious views and vistas from the valley.”

This provision is of critical importance. Views are not protected unless referenced in the Official Plan. This provision has been effectively used at TLAB hearings to counter the argument from the developer that the proposal does not need to meet the required rear yard setback because the residents will have views over the park. In one case it was important in the maintenance of the rear yard setback provisions in the by-law where the proposed building was being moved closer to the

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ravine then permitted.

**RECOMMENDATION: CORRA OPPOSES THE DELETION OF THIS POLICY AND REQUESTS ITS REINSTATEMENT.**

**The new policy 3.1.1.27**

While this policy contains critical provisions dealing with ensuring accessibility by the public to certain spaces. It fails to cover private open spaces such as courtyards and plazas to ensure that there are mechanisms to ensure that those places are not closed off to the public in the future as occurred with Canada Square at Yonge and Eglinton. There should be policies discussing the use of easements or other legal agreements.

**RECOMMENDATION: THE POLICY SHOULD BE A MORE ROBUST AND REFERENCE TAKING STEPS TO SECURE PUBLIC ACCESS TO PRIVATE PUBLIC OPEN SPACES.**

**AMENDMENTS TO 3.1.2 BUILT FORM POLICIES**

The concept has added provisions dealing with mid-rise buildings, and provisions governing Low Rise Town House and Apartment Buildings.

While these policies contain improvements they weaken certain key policies that CORRA fought to keep in the 2002 Official Plan.

**Sidebar – Street Proportion**

Note “sky view” has been deleted.

On the plus side the following has been added and has the advantage of clarity:

“Street proportion is contextual and varies across the city. It is not expected to change in areas where growth is not planned.”:

**The following policies have been deleted:**

“c) creating appropriate transitions in scale to neighbouring excising and/or

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planned buildings for the purpose of achieving the objectives of this Plan:"

**[Commentary: Underlining is mine. This incorporated the neighbourhood protection policies found in the chapters dealing with Neighbourhoods, Avenues and Mixed Use Areas. More importantly this subclause applies to all built forms, low, medium and tall, its removal weakens the intent of the present policy].**

- "d) providing for adequate light and privacy;
- e) adequately limiting and resulting shadowing of, and uncomfortable wind conditions on, neighbouring streets, properties and open spaces having regard for the varied nature of such areas; and
- f) minimizing any additional shadowing and uncomfortable wind conditions on neighbouring parks as necessary their utility"

The development industry in 2002 objected to the original wording in f). CORRA was successful in keeping the key intent of the policy. The removal of these policies can be interpreted as remove the protections set out in d) to f) for low and midrise buildings.

**RECOMMENDATION: THESE SUB- POLICIES SHOULD APPLY TO ALL DEVELOPMENT AND REFERENCE TO THEM SHOULD BE MADE IN REGARD TO THEM IN MID-RISE AND TALL NOT JUST TALL.**

The deletion of "New" from old policy 3.1.2.5 is a positive change.

3.1.2 11. to 13. are improvements.

**RECOMMENDATION: CORRA SUPPORTS THE CHANGES SET OUT IN .3.1.2 11. to 13.**

### **3.1.3 BUILT FORM**

This policy is now split into several policies.

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While the text references 3.1.2 the policies do not.

**RECOMMENDATION : THERE BE A SUB-POLICY REFERENCING THAT 3.1.2 IS APPLICABLE.**

**[Commentary: these policies do not relate to development of only one type of building or buildings on a site. See opening words 3.1.3.1 refers to a mix of building types before a) to d) apply.]**

**[Further Commentary sub-policies 2. And 3. appear to permit within Neighbourhoods, apartments and townhouses larger than 4 storey contrary to the Neighbourhood Policies, and in addition there is no provision of the interrelationship of these developments to adjacent low rise buildings. Angular planes refer to building within the site not adjacent to it. This when combined with the deletion of the other sub-policies in 3.1.2 is significant.]**

#### **MID-RISE BUILDINGS**

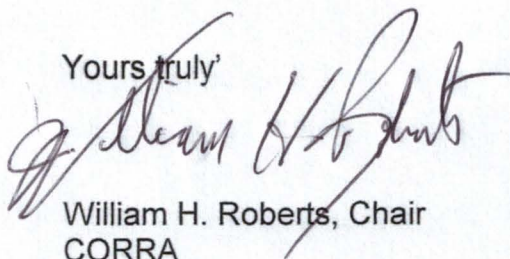
**[Commentary: Similarly these policies are silent on the relationship to adjacent low rise buildings within a Neighbourhood.]**

#### **TALL BUILDINGS**

**[Commentary see 10 b) to e) which reintroduce these policies but only for tall buildings and only for the public realm not neighbourhoods.]**

**RECOMMENDATION : THE PREVIOUS PROTECTIONS FOUND IN THE BUILT FORM POLICIES FOR ADJACENT NEIGHBOURHOOD PROPERTIES SHOULD BE REINSTATED.**

Yours truly,



William H. Roberts, Chair  
CORRA

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