

PG34.1.62

From: <elc@highparkra.org>
To: <clerk@toronto.ca>
Date: 9:37 AM 7/8/2014
Subject: Agenda Item PG34.1 Eglinton Connects Planning Study Phase 1 - Part 1
Implementation
Attachments: CORRA Letter - 2014 July CC PG34.1 - Eglinton Connects - REVISED.pdf

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CITY CLERK'S OFFICE

2014 JUL 8 AM 10 0

Agenda Item PG34.1 Eglinton Connects Planning Study Phase 1 - Part 1
Implementation

To: All Members of Toronto City Council

I have read CORRA's communications about this Item and I am troubled by
all of the issues raised by CORRA.

I have attached CORRA's letter.

E L Cramp
Secretary,
High Park Residents' Association



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

July 7, 2014

Mayor Rob Ford and Members of Council
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

AMENDED VERSION JULY 8, 2014

Atten: Ms. Marilyn Toff
Secretariat Support

Email: clerk@toronto.ca

Dear Mayor Ford and Members of Council

**PG34.1: Eglinton Connects Planning Study – Phase One: Part I Implementation
City Council Meeting No. 54 July 8, 2014**

CORRA, the Confederation of Resident and Ratepayer Associations in Toronto, is writing to inform Council:

1. That the requirements of the Official Plan Chapter 5.5 Policy 1 (c) (ii) of "holding at least one community meeting in the affected area" were not met prior to the Public Statutory Meeting for proposed Official Plan Amendments along portions of Eglinton Avenue between Jane Street and Laird Drive on June 19, 2014.
2. That Official Plan Amendments being proposed do not meet the requirements of OP5.3.1 (3) such that "Amendments in this Official Plan that are not consistent with its general intent will be discouraged. Council will be satisfied that any development permitted under an amendment to this Plan is compatible with its physical context and will not affect nearby *Neighbourhoods* or *Apartment Neighbourhoods* in a manner contrary to the neighbourhood protection policies of this Plan."

The proposed Official Plan amendments to designate *Apartment Neighbourhoods* and *Neighbourhoods* as *Mixed Use Areas* and the introduction of the concept of public laneways over lands that are currently designated *Neighbourhoods* to service the *Mixed Use Areas* are examples of official plan amendments that are not consistent with the Plan's general intent and is contrary to the Plan's neighbourhood protection policies set out in Chapters 4.1 and 2.3 that addresses Healthy Neighbourhood that are stable but not static.

Furthermore under the same Policy OP5.3.1 (3) "when considering a site-specific amendment to this Plan, at the earliest point in the process the planning review will examine whether the application should be considered within the immediate

planning context or whether a broader review and possible area specific policy or general policy change are appropriate."

3. The Notice for the Public Statutory Meeting dated May 29, 2014 included a statement that "City Council directed staff to undertake further consultation on implementation measures and report back to Planning and Growth Management Committee in June 2014".

CORRA is not aware of any further consultations scheduled following the May 6 Council meeting and the release of the May 29, 2014 Notice. Requirements of the Notice have not been satisfied.

4. That the stakeholders included the BIAs, bicycle activists, and BILD (Building Industry and Land Development Association) but did not appear to include local neighbouring residents or resident/ratepayer associations that may be directly impacted (see engagement strategy in staff status report dated June 3rd, 2013, page 3).

Only 2 meetings were scheduled prior to Council's May 6 meeting. OP amendments, site and area policy amendments require that at least one community meeting be held as a part of the process in the affected areas in developing such policies and/or amendments. In particular, residents entitled to Notice where proposed laneways are being introduced did not receive Notice. Without holding such meetings affected residents were not informed and were not given adequate opportunity to engage in the process.

5. That the previous status reports (Nos. 1 and 2) on the Eglinton Planning Study prior to City Council's May 6 Agenda were reports to be received and most likely brought forward without Notice.
6. The use of Neighbourhood Transitions Areas (NTAs) were considered during the planning study despite Project Manager's assurances to a member of CORRA Executive at the Forest Hill Collegiate meeting that they would not be used. Also, at the April 10 PGMC Meeting Chief Planner suggested to get around the difficulty of NTAs that residential owners willing to engage in consolidating lands would activate an area of transition. This is a troubling concept as the proposed laneways that currently do not exist and are required for new developments will encourage the destabilization of neighbourhoods that abut shallow commercial lots.
7. That Council directions requesting planning staff to identify any recommendations, in Attachment 3 from the March 19, 2014 Staff Report, which could serve as a precedent to destabilize development boundaries in other areas of the city and ensure that consultation on such recommendations simultaneously include residents in all such affected areas remains outstanding.

Given the deficiencies of Notice and the destabilization of the amendments CORRA asks that the implementation of the Eglinton Planning Study Phase One – Parts 1 and 2 be DEFERRED until such time:

1. That 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 the community meetings be called in conjunction with each local Ward Councillor which will decide the number of meetings to be called; and
3. That the matter be sent back for further reporting and consideration including reporting to the affected Community Councils;
4. That the next Public Statutory Meeting (recommendation no. 5) NOT be set until a report of the consultations have been presented to each of the community councils.
5. That Recommendation No. 16 concerning Neighbourhood Transition and OP Amendments proposing the introduction of public laneways that currently do not exist be removed from the implementation;
6. That Planning staff report back to Planning and Growth Management Committee on any recommendations which could serve to destabilize other areas along Eglinton Avenue and other areas of the city and ensure that consultation on such recommendations simultaneously include residents in all such affected areas.
7. That the pilot Focus Area OP amendments not be adopted and such Focus Areas are not to be brought forward until comprehensive area or secondary plan studies have been conducted that includes comprehensive public consultation and meetings in the affected areas with Notice and with the appropriate reports to support the OP and / or zoning by-law amendments.

Yours Truly,

William H. Roberts

Chair, CORRA

Confederation of Resident and Ratepayer Associations in Toronto

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