

GREENBERG CONSULTANTS INC.

July 7, 2014

Dear members of Toronto City Council,

Re: My comments for 2014.PG34.4 on July 8, 2014 City Council

Please accept this letter as an indication of my qualified support for the policies being considered at Council today related to the implementation of a Development Permit System in Toronto. As an urban planning practitioner, and the former Director of Urban Design and Architecture at the City of Toronto, it is my opinion that a Development Permit System has the potential to provide increased certainty with regards to development outcomes for both residents and developers if properly implemented in select high-growth communities. Although these policies are somewhat untested, I believe it would be a wasted opportunity not to explore them further in the Toronto context, particularly given that they seem to provide a degree of flexibility not possible through the application of the zoning bylaw.

This is clearly a complex issue and needs to be considered in the larger context of how planning is done, modifying the role and influence of the OMB in Toronto etc. An issue I believe needs consideration in this respect is the ongoing role of local communities. It would appear that the "community" has a very strong involvement in formulating the Development Permit Bylaw role at the actual application for a Permit stage. In fact there is also often very useful and productive dialogue that occurs between the community, the developers and the designers (architects and landscape architects) which goes beyond the basic issues of density and height etc. creating an opportunity for creative design solutions to emerge based on local knowledge and circumstances that can't all be anticipated at the time the Bylaw is created. It would be highly beneficial to mechanisms flexibility into the process blending certainty and flexibility that would create the space for this kind of qualitative exchange even in an "as of right" scenario.

Sincerely,



Ken Greenberg

Principal

