

Graeme Stewart  
ERA Architects | Centre for Urban Growth and Renewal  
10 St. Mary Street  
Suite 801  
Toronto, ON  
M4Y 1P9

Thursday, May 29, 2014

Councillor Peter Milczyn  
Chair, Planning and Growth Committee, City of Toronto  
100 Queen Street West, Suite C51  
Toronto, ON M5H 2N2

## **Re: Residential Apartment Commercial (RAC) Zoning class Meeting Agenda Items PG 33.6 & PG 33.7**

Honourable Chair,

First off I would like to offer my sincerest thanks for the wonderful, and hopefully ongoing collaboration in working through the challenges and opportunities in Apartment Neighbourhoods.

We have made impressive progress over the past two years, and without the leadership that the City, the zoning team within planning, and this Committee have brought to this project, it would not have been possible. From our perspective, the work we are collectively undertaking could help transform the city in numerous ways for the better. A collective congratulations to all involved.

As this work moves forward and is considered at committee, I thought the following might be helpful related to the role out strategy, and potential next steps. Happy to discuss any of the following at your convenience:

## 1: Role Out Strategy – Ensure All Apartments Included:

The list of candidate sites for this first round is extensive – just under half of Toronto’s Apartment Towers, and covers a wide geography representing much of the City. It is indeed a success. To ensure the opportunities of the RAC, where appropriate, are provided to the entire city, we recommend:

- That the current list of candidate sites to be treated as a phase 1;
- That sites excluded from phase 1, including R zone (Old City of Toronto), and all other sites excluded from phase 1 to be examined and brought forward in a phase 2 implementation of the zone.

It is our position that all Apartment Neighbourhoods in the city should be given the tools to become ‘Complete Communities’. A comprehensive role out strategy is a key part of getting us there.

## 2: Ensuring the RAC Zone is a Success:

The following are potential suggestions for outreach and tools to ensure the RAC Zone is a success following Implementation:

1. Help people use the RAC Zone: Developed a "Concierge" Toolkit (Point of Contact / City of Toronto Website etc) addressing:
  - Permit issues (Building and Business)
  - Signage Issues
  - Garbage Loading Issues
  - When is site plan required etc?
  - Etc.
2. Determine how existing programs and resources with the City could be applied to the new opportunities of the RAC Zone;
3. Determine if additional City resources are required to support the Opportunities of the RAC Zone and Complete Apartment Communities in General.
4. Establish and resource demonstration projects across the City
  - Identify viable areas / partnerships
  - Development level of participation of each partner
  - Engage in demonstration

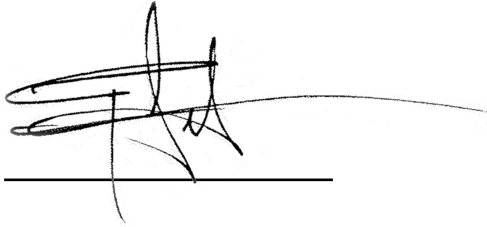
### 3: Next Steps – Additional Planning Tools for ‘Complete’ Apartment Neighbourhoods:

The RAC Zone is a remarkable first step toward achieving more complete Apartment Communities. Our research and analysis has uncovered that additional tools may be required to complement these efforts. The following are our suggestions in establishing these tools moving forward:

- Develop a work plan for establishing the tools for enabling more comprehensive site renewal. Such a work plan may consider the following:
  1. Criteria for sites appropriate for larger scale Renewal:
    - Near Existing / Planned Transit
    - Large Cluster
    - Larger Open Space
    - More
  2. Policy tools for enabling appropriate larger scale site Renewal:
    - Official Plan
    - Development Permit System
    - Regeneration Area Designation
    - More
  3. Incentives to encourage investment in ‘Low Growth’ areas;
  4. Tools of achieving full list of Tower Renewal goals through development Agreement:
    - Goals includes (but not limited to)
      - Tower / Building Renewal (Eco + Physical Plant)
      - Social & Economic Opportunity
      - Appropriate Infill housing
      - Appropriate Open Space Network
      - Appropriate Integration with transportations options
      - More

Once again it has been a great pleasure to engage in this important and exciting work. We hope the above is helpful, and are happy to discuss at your convenience.

Best regards from the team at CUG+R and ERA.



Graeme Stewart  
M.Arch OAA MRAIC CAHP

CC: Members of Planning and Growth Committee