

# *Teddington Park Residents Association Inc.*

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**NY6.18.3**

Mayor John Tory and Members of Council  
Toronto City Hall  
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Attention: Ms. Marilyn Toft, Council Secretariat Support  
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Ms. Francine Adamo, North York Community Council  
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## **CITY COUNCIL – JUNE 10<sup>TH</sup>, 2015 MEETING NO. 7 – AGENDA ITEM NY6.18 ZONING BY-LAW AMENDMENT & RENTAL HOUSING DEMOLITION APPLICATIONS 2779, 2781 YONGE STREET and 15-17, 19-21 STRATHGOWAN AVENUE**

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Teddington Park Residents Association Inc. (TPRA) is writing to place on public record the speaking notes that was the basis of the deputation delivered at North York Community Council Meeting on May 12, 2015 concerning the development proposal at 2779, 2781 Yonge Street and 15-17, 19-21 Strathgowan Avenue:

“This zoning amendment includes applications to demolish rental housing.

It involves demolishing 28 rental units spread amongst 3 buildings that require Council decision under Chapter 667 of the City’s Municipal Code; a decision that is not appealable.

Key Issues / Questions:

1. How does the City plan to perpetuate a supply of affordable housing when replacement units at similar rents are being secured only for 10 years or even 20 years?
2. And is it Council’s opinion that the supply and availability of rental housing, in the affordable category, has returned to a healthy state and is able to meet the housing requirements of current and future residents to no longer warrant Council’s stewardship and protection?

A decision to demolish existing rental housing, that is affordable, at a time where the availability of such accommodation is low and demand not met by new development is of public interest and worthy of Council debate.

The overarching issues of affordable rental housing is of greater import and is being considered (and minimized) by a development proposal that represents an overdevelopment of the site that does not conform to the Official Plan.

In addition TPRA has reasons to believe the application is incomplete and this has significance.

The Appeal by the Applicant is Pre-mature:

Planning applications subscribe to the complete application process –

According to s34 (10.3), the time period of 120 days referred to in s34 (11) of the *Planning Act* does not begin until the prescribed information under s34 (10.1) and any other information or material under s34 (10.2) as provided in the City's Official Plan – Policy 5.5.2 Complete Applications and the requirements identified in Schedule 3 – have been received.

The City's OP Policy 5.5.2 recognizes the requirements of the *Planning Act*, the provision of non-prescribed information as required, and that the provision for additional information is mandatory under the Official Plan and the *Planning Act*, etc.

The Directions Report indicate the application is not complete and without draft amendments to the Zoning By-law, the appeal by the applicant is premature and curtails a fair, open and accessible public process as outlined in OP Policy 5.5.1 because the date on which the 120 days begins to allow the appeal has not been crystalized.

Following the workshop sessions, TPRA anticipated and expected the results of those discussions to return to the public forum via a city initiated public meeting, but instead the matter was appealed to the OMB by the applicant's new legal counsel.

The implications of this process and how affordable rental housing is considered in today's concept of "city-building" has city-wide impact. The pre-mature appeal process should not be replicated elsewhere and should not be condoned for this application.

Although the Hearing date is set in January 2016, it nevertheless has the effect of blunting public participation given the appeal was filed well in advance of a complete application, statutory public meetings with draft amendments and well ahead of Council consideration and decision on whether to demolish rental housing.

Teddington Park Residents Association Inc. would appreciate this application follow the public due process as outlined in the Official Plan and to allow Council to fully consider the private interest request to demolish rental housing with the increased demands for density and/or height against the public interest of ensuring available affordable rental housing over the near and long term.

The report recommendations do not consider the public interest. The recommendation to oppose the application in its current form needs to say "to oppose by defending the Official Plan" because that is where the public interest is imbedded.

Good planning demands a fair and open due process."

Thank you,

*Eileen Denny*

Eileen Denny, President  
Teddington Park Residents Association Inc.

cc. Secretary, TPRA Board