

November 2, 2015

Mayor John Tory and members of Toronto City Council
Toronto City Hall
100 Queen St. West
Toronto, ON
M5H 2N2
Sent via email to: clerk@toronto.ca

Dear Mayor Tory and members of Toronto City Council,

RE: PG7.1 Mid-Rise Building Performance Standards Monitoring

The Building Industry and Land Development Association is in receipt of the Council Agenda for its November 3rd meeting and submits the following comments with respect to item *PG7.1 Mid-Rise Building and Performance Standards Monitoring*. We understand that at the October 8th Planning and Growth Management Committee meeting, the Chair of the Planning and Growth Management Committee, Councillor David Shiner put forward a motion, which was carried, to include a “0.8:1 ratio (or 16 metre height limit) in Character Areas as defined in the Avenues and Character Area Map, as revised, which have 20m right-of-ways, as shown on Map (3) of the Official Plan.”

Generally, we are supportive of the overall intent of the report to monitor the effectiveness of the performance standards for mid-rise buildings, but we are concerned with this motion that amended the recommendations of the report. This motion arbitrarily reduces the potential height of all development sites by 4 metres within the designated Character Areas. While this may appear like a minor modification, BILD Toronto Chapter members assert that the goal of every site is to attain maximum efficiency in an effort to achieve the most affordable housing type, which is also a key prior of the City of Toronto.

BILD Toronto Chapter members are also concerned with this motion that amended the recommendations to Council for the following reasons:

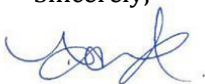
- No consultation with the development community has occurred for this specific change.
- This change was not informed by the necessary and expert advice of City Planning, through a planning report, rationale or justification. New recommendations to Character Areas should be a result of detailed study prior to Council’s consideration.
- This change is counter-intuitive to the intensification goals and objectives of the City’s Official Plan and the Provincial Growth Plan. It also does not serve to encourage transit supportive development to meet the goals and objectives of SmartTrack and other related major capital projects.

Recommendation:

BILD Toronto Chapter recommends that Toronto City Council remove committee recommendation 1. a. for the reasons listed above, thereby maintaining the current performance standard ratio of 1:1.

Again, we thank you for the opportunity to submit comments. We trust that you will take these comments into consideration. If you have any questions or concerns, please feel free to contact the undersigned.

Sincerely,



Danielle Chin MCIP RPP
Senior Manager, Policy & Government Relations

CC: *John Livey, Deputy City Manager, City of Toronto*
Jennifer Keesmaat, Chief Planner & Executive Director, City Planning, City of Toronto
Lorna Day, Director, Community Planning, Scarborough District, City of Toronto
Chris Phibbs, Senior Advisor, Office of the Mayor, City of Toronto
BILD Chapter members