

# ossington community association

working for the ossington strip–dundas bend neighbourhood and business districts

ossingtoncommunity.ca

October 29, 2015

To Mayor Tory and the Members of City Council:

PG7.1.38

I write on behalf of the Ossington Community Association in re the Mid-rise Recommendations before Council this November 3. We encourage you, in the strongest possible terms, to send these recommendations back for further study.

If implemented, these recommendations will cause a world of pain to your constituents—and to you.

We on Ossington experienced that pain first-hand, as a developer forced through a mid-rise condo 9 times the volume and 2 times the height of anything on our charming low-rise strip—citing the kinda-sorta-conformity with the mid-rise guidelines as his justification.

Unless you act now to prevent it, this pain will be coming in short order to your ward.

**For among these recommendations is one to extend the application of the mid-rise guidelines far beyond the designated Avenues, to apply in almost any Mixed Use, Apartment Neighbourhood, Employment Area, or Institutional Area.**

Don't believe the hype according to which extending the guidelines will "control" development that is coming anyway. On the contrary: **this expansion of the application of the guidelines will be an invitation to developers to push for unwanted and unneeded mid-rise overdevelopment, bringing shadow, overlook, and chain store retail in its wake, all over the city.**

This will be a disaster both for Toronto planning and for the majority of Councillors, who will have to deal with the understandable resultant constituent outrage.

But wait, there's more pain in store! For example, one recommendation is to allow mid-rise where Secondary Plans "may not be up to date". Of course, developers will argue before the OMB that effectively *every* Secondary Plans is "not up to date"—hence this recommendation will **instantly undermine the majority of Secondary Plan protections.**

Please **support a motion to push these recommendations back** for further study and consultation. And if worst comes to worst, **please act to remove or alter the worst recommendations**, as per the suggestions in CORRA's communication to Council on this item.

jessica wilson

vice president

Sincerely yours,

A handwritten signature in black ink, appearing to read 'J. Wilson', with a long horizontal flourish extending to the right.

Jessica Wilson  
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