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**To:** [Mayor Tory](#); [Councillor Ainslie](#); [Councillor Augimeri](#); [=?us-ascii?Q?councillor=5Fbailao=40toronto.ca?=@inet.toronto.ca](#); [Councillor Berardinetti](#); [Councillor Burnside](#); [Councillor Campbell](#); [Councillor Carmichael Greb](#); [Councillor Carroll](#); [Councillor Cho](#); [Councillor Colle](#); [Councillor Crawford](#); [Councillor Cressy](#); [Councillor Crisanti](#); [Councillor Davis](#); [Councillor DeBaeremaeker](#); [Councillor Di Ciano](#); [Councillor Di Giorgio](#); [Councillor Doucette](#); [Councillor Fillion](#); [Councillor Fletcher](#); [Councillor Ford](#); [Councillor Fragedakis](#); [Councillor Grimes](#); [Councillor Holyday](#); [Councillor Karygiannis](#); [Councillor Kelly](#); [Councillor Layton](#); [Councillor Lee](#); [Councillor Mammoliti](#); [Councillor Matlow](#); [Councillor McConnell](#); [Councillor McMahon](#); [Councillor Mihevc](#); [Councillor Minnan-Wong](#); [Councillor Moeser](#); [Councillor Nunziata](#); [Councillor Palacio](#); [Councillor Pasternak](#); [Councillor Perks](#); [Councillor Perruzza](#); [Councillor Jaye Robinson](#); [Councillor Thompson](#); [Councillor Wongtam](#); [councilor\\_shiner@toronto.ca](#)  
**Cc:** [Clerk](#)  
**Subject:** Council Meeting November 3rd re: Midrise Guidelines  
**Date:** Friday, October 30, 2015 1:22:38 PM

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October 30, 2015

To: Mayor Tory, Members of City Council and the City Clerk:

The Avenue Road Eglinton Community Association (ARECA) has been in existence since 1988 and has been a volunteer, not for profit incorporated organization for the same length of time - representing 27 years of community engagement and local democracy. ARECA is also an active member group of the city-wide resident and ratepayer organization, CORRA. *We request the following be uploaded live on the City Council Agenda to be viewed.*

ARECA is writing in support of CORRA's request to have the Mid-Rise Building Report and its recommendations, including the supplementary report released October 28, 2015, referred back to Standing Committee.

ARECA views these recommendations as a final assault on input from residents when changes to our Official Plan are to be considered. In fact, these recommendations propose that our laws can be changed without Notice to, and without input from, the very residents in whose best interest Staff and Council are charged to uphold.

With respect to the Report and Recommendations, ARECA believes:

- **These Midrise Guidelines should not trump our Official Plan and override zoning.**
- The rigor required amending law and policy should not be diminished. If it were, it would place participative democracy on a slippery slope.
- They damage Council's ability to make law and policy.
- They damage municipal and provincial efforts to enable and enhance public participation.
- They weaken residents' position if there is no actual law or policy to rely on.

Good planning and the Official Plan demand a backbone to maintain long term goals and interests. This is a crucial requirement for resident input to inform amendments to policy and law, and to examine the intended and unintended consequences. Should these recommendations be adopted, even with amendments from the Council floor, it seems to the Board of Directors of ARECA that it will signal the end of local area planning that involves people and community.

In future, communities will see Midrise buildings affecting the quiet enjoyment of their homes. If appeal becomes the only recourse for residents, it will pit them against the very institution upon which they rely for support and protection of rights. Make no mistake; this is not scare-mongering. Already, we have seen developers take egregious license with Midrise Guidelines.

Moreover, ARECA believes extensive change to, and up-zoning in, Mixed Use, Institutional and Employment Areas is not conducive with comprehensive good planning that balances service needs and infrastructure requirements.

The recommendations before you on November 3<sup>rd</sup>, are not only a rejection of all that stakeholders signed-off on with the approval and formal amendments to the City's Official plan, it damns all the good work done to date on our Secondary and Area Plans and all the good work done by City policy-makers. This kind of top-down planning may appear to be expedient but it is detrimental in so many other ways.

At the upcoming Council, please support a motion to refer the entire Midrise Guidelines back to standing committee until such time as sufficient Notice to all affected communities has been given and a considered reflection of resident input thereafter.

Yours truly,

Jim Baker

President

For and on behalf of ARECA