

30 October 2015

Mayor John Tory and Members of Council

## **PG7.1: Mid-Rise Performance Standards - Monitoring**

Attn. Ms. Marilyn Toft, Council Secretariat Support  
Email: clerk@toronto.ca

The Danforth East Community Association's Visioning Committee supports CORRA's position on PG7.1: Mid-Rise Performance Standards - Monitoring and their recommendations to Council for this item.

As participants in the Mid-Rise Performance Standards Monitoring process, we support many of the recommended actions but have several concerns we would like to address.

### Item 1: Attachment #1 Avenue Studies

Our major concern, and one identified by CORRA, is the review of the required Avenues and Segment Studies. The Avenue or Segment Study is a tool by which the residents and stakeholders articulate their vision for any area. Avenues have context-specific issues and traits as well as economic needs that cannot be addressed within Mid-Rise Guidelines focused almost exclusively on individual buildings and development applications. The data amassed by the Avenue and Segment Study process inform the application of the Mid-Rise Performance Standards Guidelines and identify the infrastructure and the mix of economic uses required to see the vision realized. It is therefore fundamental to the smart growth of our city and should be required for all areas considered for intensification.

### Item 2: 2010 Performance Standard #4A: Front Facade: Angular Plane

We also support the public, staff and stakeholder feedback recommending a minimum of 7 hours of sunlight on public sidewalks on the Avenues, up from the 5 hours minimum recommended for areas of tall buildings in the downtown core.

### Item 3: 2010 Performance Standard #15: Facade Design & Articulation

Further, we look forward to seeing the specific content of the new Performance Standard to be named "Retail Frontages and Articulation". This standard will determine the quality and character of our avenues as the proposed intensification moves forward.

As the late Jane Jacobs told us, cities and their components are problems of organized complexity, and this fully applies to our Avenues and local economies. There's much to support in the Mid-Rise Performance Standards recommendations, but we urge councillors to understand the applicable limits of these guidelines.

DECA Visioning Committee