

Leaside Property Owners Association Incorporated

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November 2, 2015

City Clerk
10th floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2
Att. Ms. Marilyn Toft, Council Secretariat Support
Email: clerk@toronto.ca

Re: City Council meeting 10 - November 3 and 4, 2015 PG7.1 Mid-Rise Building Performance Standards

Dear Mayor Tory and Members of Council,

The Leaside Property Owners' Association (LPOA) provides this correspondence to express our comments on the above noted report. The LPOA has been involved with several developments in our area where the Mid-Rise Building Performance Standards (M-RBPS) have been utilised to assess and justify developments. Based on this experience we strongly support the Federation of North Toronto Residents Associations (FoNTRA) comments, which in turn support the Confederation of Residents and Ratepayers Associations (CORRA) comments and recommendations.

- 1) The guidelines are being used in **areas without comprehensive area planning policies in place**. The mid-rise guidelines were introduced for Avenues, areas specifically designated for intensification, as additional tools to an existing package of tools - area studies, Secondary Plans, infrastructure and heritage studies etc. - thus providing for a comprehensive review of development projects. However, the use of the guidelines has been expanded to site by site applications in other areas - mixed use areas, employment lands, institutional areas and apartment neighbourhoods - areas where there is no such package of tools to comprehensively review applications. Compliance just with urban design guidelines is not enough. The project may fit the guidelines but not be acceptable in the area in which the site is located. This is not how we should be planning and developing our City. Extensive public consultation is needed on the guidelines and their use in the broader context of how we plan our City.
- 2) Further, we support CORRA's analysis that there are a number of **technical issues** with the current guidelines.

Therefore the LPOA agrees with the recommendations made in CORRA's submission:

- 1) City Council direct City Planning to report back to Planning and Growth Management Committee at its March 2016 (or any reasonable agreed upon date) meeting with a supplementary report to address the substantive issues raised by CORRA and others and to allow the standing committee to receive and consider representations, written and oral submissions, on the proposed and/ or revised recommendations.
- 2) Alternatively, should Council decide not to refer the item back:
 - a) That the applicability of the Mid-Rise Building Performance Standards be amended to:
 - i) Ensure the standards are applied to and limited to the Avenues as originally intended.
 - ii) Require the standards not be applied on a site by site basis unless the site is evaluated in the context of the area with equivalent area studies as provided in the Official Plan.
 - iii) Remove recommendations that the mid-rise guidelines override zoning, area zoning, area plans and secondary plans.
 - iv) Remove recommendations allowing for density ranges and not permit such guidelines to override applicable zoning without following the legislated requirements.
 - b) That the guidelines be amended to:
 - i) Amend Amenity Space provisions to remove the requirements of private balconies for all units especially in Character Areas and certain downtown neighbourhoods
 - ii) Amend M-RBPS concerning Height such that overall height of midrise buildings includes mechanical penthouses.
 - iii) Amend M-RBPS concerning Height such that overall height of buildings in Character Areas be reduced to 0.8:1 of the road right of way, or lower as determined by the context.
 - iv) Amend M-RBPS concerning retail uses at grade to permit additional uses based on the local context.

The LPOA appreciates your consideration of our comments.

Yours truly,

Geoff Kettel

Geoff Kettel and Carol Burtin Fripp
Co-Presidents

c.c. Councillor Jon Burnside
Executive, FoNTRA
Executive, CORRA
Jennifer Keesmaat, Chief Planner
Lorna Day, Director, Community Planning, Scarborough