



April 10, 2015

Secretariat, Planning and Growth Management Committee
 10th floor, West Tower, City Hall
 100 Queen Street West
 Toronto, ON M5H 2N2

Attn: Ms Nancy Martins - email: pgmc@toronto.ca

Re: **PG3.6** “Official Plan Review: Results of Public Consultations and Revised Policies for Healthy Neighbourhoods, *Neighbourhoods* and Apartment *Neighbourhoods*”

Councillors:

The Federation of North Toronto Residents’ Associations (FoNTRA) has done a preliminary examination of the March 10, 2015 Staff Report “Official Plan Review: ...”. We are **generally** pleased with the proposed modifications to the Official Plan (OP) as outlined in the Staff Report.

Since we received an April 2 notice of the Staff Report and its proposed consideration at the April 13 Planning and Growth Management Committee (P&GM) meeting, the following three recommendations are preliminary in nature and will be followed by a more detailed response.

1. With respect to Staff Report Recommendation 3: We would suggest that P&GM decide at its September meeting what is to be considered at a subsequent Statutory Public Meeting (SPM) and that the SPM be held in November (rather than October) in order to afford adequate opportunity to scrutinize the Final Recommendations Report.
2. OP Policy 4.1.5 should include the following two paragraphs: “House-behind-a-house development is not permitted in *Neighbourhoods*, and only one residential building will be located on a lot.” and “Apartment buildings legally constructed prior to the approval date of this Official Plan are permitted in *Neighbourhoods*. However, new apartment buildings will not be permitted, except walk-up apartments no higher than four storeys located on the major streets shown on Map 3 or in geographic neighbourhoods that already have apartment buildings permitted by the Zoning By-law.”
3. OP Policy 4.1.9 should include the following sentence after “... reviewed through the application of Policy 4.1.5.” “Otherwise, the proposed development will consist of purpose built, walk-up housing no higher than four storeys, designed in accordance with the above requirements and constructed so as to support existing residential development in proximity to the site.”

Thank you for your consideration.

Yours truly,

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Cc: Ms. Jennifer Keesmaat, Chief Planner and Executive Director
Mayor John Tory and Toronto City Councillors
FoNTRA Representatives & Other Interested Individuals

The Federation of North Toronto Residents' Associations (FoNTRA) is a non-profit, volunteer organization comprised of 32 member organizations. Its members, all residents' associations, include at least 170,000 Toronto residents within their boundaries. The 32 residents' associations that make up FoNTRA believe that Ontario and Toronto can and should achieve better development. Its central issue is not *whether* Toronto will grow, but *how*. FoNTRA believes that sustainable urban regions are characterized by environmental balance, fiscal viability, infrastructure investment and social renewal.