

Swansea Area Ratepayers' Association

Reflecting the interests of the Swansea Community



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Swansea Area Ratepayers' Group

Mr. David Shiner, Chair, Planning and Growth Management Committee,
Ms. Nancy Martins, Secretariat Contact,
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September 11, 2015

Ref: Agenda Item PG6.6: Mid-Rise Building Performance Standards Monitoring
Planning and Growth Management Committee consideration on September 16, 2015
Committee Room 1, City Hall, Toronto.

(<http://www.toronto.ca/legdocs/mmis/2015/pg/bgrd/backgroundfile-83197.pdf>)

Attachment 1: Chart of Comments and Recommended Actions

(<http://www.toronto.ca/legdocs/mmis/2015/pg/bgrd/backgroundfile-83198.pdf>)

Dear Mr. Shiner,

On behalf of the Swansea Area Ratepayers Association/Group, we are requesting that you defer consideration and approval of this agenda item for at least two months. The rationale for such a request is the urgent need for the Ratepayer Groups and our Communities to review this first draft of the recommendations' document that was received by us on September 9, 2015. We were not given official notice and with this agenda item scheduled for consideration by the Committee on September 16, we are allowed only a week to review it and make suggestions for improvement.

We understand that the first draft of the Environmentally Significant Areas Report was sent to the community in June 2015 and scheduled for final consideration on October 8, 2015. This allowed the Community at least 3 months in which to review this important document. The Mid-Rise Building Performance Standards document is of equal importance and requires our equivalent oversight. It should be considered a first draft with input for tightening up the several areas of ambiguity which will continue to daunt the Community and the City Planners in their ability to come to consensus on successful development.

On first glance there are a number of areas which have been greatly improved but other areas have been left ambiguous to the detriment of future planning. Two of these that come quickly to mind are the references to some Employment Areas and Apartment

Neighbourhoods as included in the Mid-Rise Guidelines and overriding the importance and standing of Secondary Plans considered to be 'too old'. These ambiguities and references will continue to be a source of contention and litigation if not properly respected and described.

We respectfully request that you table an amendment to defer consideration and approval of this extensive document for **two months** until the Community can submit revisions that will enhance and firm up the intention and direction of the recommendations. This will get us well past the Federal Election and the Thanksgiving Weekend!

Yours sincerely,

V Wynne

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c. John Meijer, President, SARA