



**Confederation of Resident & Ratepayer
Associations in Toronto**

Tuesday September 15, 2015

Planning and Growth Management Committee
10th Floor West Toronto City Hall, 100 Queen Street West
Toronto, Ontario M5H 2N2

Attention: Ms. Nancy Martins, Committee Administrator
Email: pgmc@toronto.ca

Dear Chair David Shiner and Members of Planning and Growth Management Committee:

PG6.6: Mid-Rise Building Performance Standards Monitoring (Ward All)
Planning and Growth Management Committee Meeting No. 6 – September 15, 2015

CORRA, the Confederation of Resident and Ratepayer Associations in Toronto, is writing to express our concerns with the Mid-Rise Building Performance Standards Monitoring Report and Recommendations that has been placed before this Committee for consideration.

Our concerns are:

Due process – Failure to Provide Notice to those promised and expecting Notice:

CORRA did not receive Notice from the City that the Mid-Rise Building Performance Standards Monitoring Report was returning for consideration with recommendations.

This remains an important issue for residents, ratepayers and their groups and anyone who expressed an interest, directly or indirectly. The decision-making process may and will likely impact on places, neighbourhoods and surrounding environs that residents, ratepayers and their groups' value.

CORRA appreciates the initial January 2015 meeting to discuss a variety of concerns with respect to the Mid-Rise Building Performance Standards, however

- There has been insufficient time given to read the report and properly review Attachment 1 comprising the recommendations chart and its implications. Even those who may be familiar with the material cannot provide a proper commentary. There are recommendations which have significant implications that should have required proper notice and sufficient time to review the same.
- Given how the guidelines have been used to encourage intensification not just on **Avenues** but in other areas, the expansion of the guidelines would appear to contradict the cornerstone Official Plan policy set out in Chapter 2 Policy 2.2.2 which

stipulates that growth will be directed to the **Centres, Avenues, Downtown**; and Employment Districts, where jobs are to be centred.

- In addition there does not appear that infrastructure is being reinforced with the proposed growth which contradicts the assertion that recommendations in the report have no financial impact.

Many of our members have contacted us concerning the lack of notice, the complexity of the document and insufficient time to read it and to understand its implications. Therefore on behalf of our member groups and others CORRA requests that:

- The staff report dated August 28, 2015 and its recommendations be deferred until Notice is sent out to residents/ratepayers and their groups/associations and others that expressed an interest on the matter which will be considered at Planning and Growth Management Committee no sooner than the meeting on November 16, 2015.

Thank you for your consideration.

Sincerely,

CORRA Executive Team
Confederation of Resident and Ratepayer Associations in Toronto
corratoronto@gmail.com