From: Jessica Wilson
To: Planning and Growth Management Committee

Subject: Letter from OCA re Mid-Rise Review P&GM September 16
Date: Tuesday, September 15, 2015 12:22:33 PM
Attachments: OCA-comments-AMRBS-guidelines-review.pdf

Dear Chair and Members of the Planning & Growth Management Committee,

The Ossington Community Association agrees with and supports the position forwarded to you by the Grange Community Association, which requests deferment of this motion until proper notice to interested members of the public is given, allowing for a full review of the report and recommendations.

Having participated on behalf of both the OCA (the Ossington Community Association) and CORRA (the Confederation of Resident and Ratepayer Groups in Toronto) in the MId-rise Review Process, both in person at a 2-hour meeting at City Hall with Lorna Day, and in a long follow-up letter to Ms. Day (attached), I was surprised not to receive any notice of the extensive proposed recommendations, many of which (e.g., the extension of application of the Guidelines to non-Avenue main streets) directly contravene the feedback we and other Resident Associations supplied.

The undemocratic pattern of failure of City Planning to give interested and affected parties due notice about proposed significant changes is increasingly evident.

Elected Councillors should strongly push back against this and other attempts to bypass public response along the way to pushing through recommendations that, it can easily be anticipated, will have widespread and problematic impact on their constituents.

Sincerely yours,

Jessica Wilson
Vice-President
Ossington Community Association
416-531-2365

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> Extract from the Grange Community Association letter:
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> The September 16th meeting of Planning and Growth Management is being asked to act on a staff monitoring report that includes 18 categories of action recommendations and amendments to the current guidelines.
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> We ask that you defer, for at least two months, any consideration of this report and its recommendations.
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> This report has come out of the blue, with insufficient notice (or none at all) to affected parties, especially Neighbourhood Associations such as ourselves. This is an intricate issue and the recommendations need considered input from sources other than the Planning Department itself and the building industry (which, according to a presentation by Lorna Day at the Design Review Panel on September 10th, was extensively consulted).
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> We are not asking for deferral simply as a stalling tactic. Some of the recommendations seem to us, at first reading, to be excellent. Others, however, have implications that are extremely problematic and run against existing Official Plan policies. We are preparing an analysis that we think will be helpful to the Committee and to Council. In the meantime, please set this item aside.

ossington community association

working for the ossington strip–dundas bend neighbourhood and business districts

ossingtoncommunity.ca

October 6, 2015

Planning and Growth Committee

RE: PG7.1.8

To the Members of the Planning and Growth Committee:

I write in my capacity as Vice-President of the Ossington Community Association (OCA), concerning item 2015.PG7.1, Mid-Rise Building Performance Standards.

The OCA participated in the Mid-Rise review, including attending a two-hour meeting with Lorna Day and other Planning staff on January 15, 2015, and submitting a letter outlining a number of our concerns both with the content and the application of the guidelines.

We were and continue to be surprised that in spite of being a clearly interested stakeholder in this review, we have yet to receive any notice from City Staff about the final recommendations, or the fact that they are now being brought before PGMC. We endorse the request of CORRA (the Confederation of Resident and Ratepayer Associations in Toronto) to defer consideration of this item until the November PGMC meeting, so that we and other interested parties can be properly notified about the recommendations output from the review, and be given the time to properly consider the ramifications of the recommendations for our communities.

We are additionally in full support of the additional responses and recommendations that CORRA has made in their submission of October 6 to the committee, according to which CORRA ...

1. objects to the mid-rise guidelines' being applied beyond the Avenues, and recommends deleting staffs recommendation extending the policies to Mixed Use Areas, Employment, Institutional or some Apartment Areas;

2. objects to a clause, under the performance standards, that begins "As well, they may apply in some secondary plan areas where the plan may not be up to date," and recommends that the clause be deleted;

3. requests that the City do full infrastructure studies throughout the City prior to considering any City-wide intensification beyond the Avenues;

4. requests that Guideline 5b (concerning "Enhancement Zones") be deleted from the guidelines, as per Council's decision of July 16, 2010 which directed staff to not apply this standard;

5. requests that the guidelines for flanking streets include statements for setbacks, stepbacks, and appropriate transition be provided applying not just to low-rise residential buildings across from the proposed mid-rise building, but also to the flanking low-rise residential buildings on the same side of the street;

6. requests that the height-to-ROW ratio in character areas not exceed 0.8:1, and that the guidelines specifically flag that a lower number may be more appropriate given the local context;

7. requests that application of the guidelines within character areas require replication of fine-grained retail and any other contextual features relevant to preservation of the associated character;

jessica wilson
vice president

jessica.m.wilson@utoronto.ca — @your_toronto — 416 531 2365 — 44 argyle st toronto on m6j1n6

8. requests that the guidelines reference the content set out in the side bar in Chapter Three of the Official Plan on page 3-7, which stipulates that

> Where there are no height and density limits in the Plan and no area zoning implementing the Plan, height and density aspects of the planned context will be determined on the basis of an area review such as that undertaken to implement Subsection 2.2.3.3 b) of the Plan. In this case, in determining an application, Council will have due regard for the existing and planned contexts.

9. requests that the committee/staff note and place on record that CORRA disagrees with any suggestion that Avenue or other relevant Area Studies are not needed prior to application of the guidelines. Such studies consider, at a minimum, the whole of a segment, not simply the site; they are crucial for ensuring that any mid-rise intensification is context-sensitive; and they are crucial for ensuring that soft and hard infrastructure capable of supporting any mid-rise intensification is in place;

10. recommends that the proposed staff recommendations be amended generally to require that any amendments to the Official Plan or other documents and any further meetings reviewing the guidelines by City staff will follow the notice requirements for such meetings, and that all stakeholders including BIAs, tenant associations, ratepayer and resident associations, and property owners be fully consulted and involved.

11. requests deletion of the staff recommendation noted in the Avenues and Mid-Rise Buildings Study, Section 4.5.5, which allows for the consideration of cash-in-lieu of amenity space in cases where lots are near parks. As noted above, CORRA is requesting that consideration of this agenda item be deferred until the November PGMC meeting, in order to allow all groups time to more fully digest the staff report and its recommendations (which time is especially crucial for groups that are just now learning about how staff is recommending that the mid-rise buildings performance standards be used), and in order to provide the Committee time to consider the material submitted by CORRA, as well as other groups and members of the public.

Thank you for your attention to this important matter.

Sincerely yours,

Jessica Wilson
Vice-President, Ossington Community Association 416-531-2365

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> Thank you for your consideration,
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> Ralph Daley
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> Ralph J Daley
> President
> Grange Community Association