

From: [Ralph Daley](#)
To: [Planning and Growth Management Committee](#)
Cc: [Councillor Wongtam](#); [Joe Cressy](#)
Subject: PG6.6: Mid-Rise Building Performance Standards Monitoring
Date: Monday, September 14, 2015 5:16:11 PM

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

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.

We ask that you defer, for at least two months, any consideration of this report and its recommendations.

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).

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.

Thank you for your consideration,

Ralph Daley

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From: [Ralph Daley](#)
To: [Planning and Growth Management Committee](#)
Cc: [Councillor Cressy](#); [Councillor Wongtam](#)
Subject: PG7.1 Mid-Rise Building Performance Standards Monitoring
Date: Sunday, October 4, 2015 11:14:35 PM

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

The new staff proposals about mid-rise residential buildings affect neighbourhoods like ours.

Mid-rise buildings have been promoted on the major streets called *Avenues* where you might otherwise expect high-rise towers to be built.

The Official Plan vision for Toronto's *Avenues* is one of vibrant, tree-lined streets, wide sun-lit sidewalks, framed by well designed and contextually sensitive mid-rise buildings that support an active street life by providing a variety of retail and community uses at the ground floor level. Mid-rise buildings are an integral part of the City's past, present and future built form and they also help to achieve the growth targets while enhancing and revitalizing existing neighbourhoods.

<http://www1.toronto.ca/City%20Of%20Toronto/City%20Planning/Urban%20Design/Mid-rise/backgroundfile-29910.pdf>

But now the city is moving toward new rules that will support mid-rise buildings on additional streets that are not *Avenues*. As desirable as mid-rise buildings may be in principle, this will not limit building heights in stable areas, but will instead actively encourage taller buildings.

The city Planning Division's new mid-rise proposals are contained in a staff report that is very complicated - like an Omnibus Bill. Some of the 33 staff recommendations require changing the Official Plan, some are actually multiple recommendations bundled together, some are in the form of "guidelines" which are not really hard and fast rules, some of the proposals are clear and others aren't, and so on.

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

The Planning Division promised these proposals would be shown to residents' associations across the city before they were tabled. This was not done. On September 16th, a staff report containing the proposals was put on the agenda of the Planning & Growth Management Committee. Because residents' and ratepayers' associations had had no chance to thoroughly analyze the proposals, the Committee was asked to defer consideration until their next meeting on October 8th. The Committee agreed to do this.

We ask that the staff report be delayed for one more month, to November 16th, to allow individual residents groups like ours to prepare a thorough analysis which will be helpful to the Committee and to Council.

Thank you.

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