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

-----------------------------
Ralph J Daley
President
Grange Community Association

41 Soho Square
Toronto, Canada M5T 2Z2
Phone: (416) 204-1108
Cell: (416) 301-1636
Fax: (416) 204-1131
Email: ralph@grangecommunity.ca
Website: www.grangecommunity.ca
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.

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.

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.
Ralph Daley

President
Grange Community Association

41 Soho Square
Toronto, Canada M5T 2Z2
Phone: (416) 204-1108
Cell: (416) 301-1636
Fax: (416) 204-1131
Email: ralph@grangecommunity.ca
Website: www.grangecommunity.ca