

## FW: CORRA Update: Mid-Rise Buildings Study - Monitoring Report - List 1B

Sahra Toronto <sahratoronto@rogers.com>

Tue 2015-09-15 5:55 PM

To: Planning and Growth Management Committee <pgmc@toronto.ca>;

📎 1 attachment

CORRA - Letter PGMC - 2015 Sept - PG6.6 Mid Rise Buildings Monitoring.pdf;

Forwarding with correct email address

**From:** Sahra Toronto [mailto:sahratoronto@rogers.com]  
**Sent:** Tuesday, September 15, 2015 5:52 PM  
**To:** 'pgmc@toronto.com'; councillor\_carmichaelgreb@toronto.ca  
**Cc:** jonathan.kent@toronto.ca; france.rochette@gmail.com; eileen.denny@rogers.com; WILLADVOCATE@aol.com; joh2399@bell.net; hcrawford@rogers.com; rt.williams@outlook.com  
**Subject:** FW: CORRA Update: Mid-Rise Buildings Study - Monitoring Report - List 1B

PGMC & Councillor Carmichael Greb

We support CORRA's position that our Residents' Association (South Armour Heights Residents' Association) needs time to study/consider this report. We would ask for your support of CORRA's request that this agenda item be deferred to return to the PGMC no sooner than Nov 16, 2015 with Notice.

Thank you for your consideration – Sheila Dunlop (Secretary) 416-485-6718

**From:** Eileen Denny [mailto:eileen.denny@rogers.com]  
**Sent:** Tuesday, September 15, 2015 4:42 PM  
**To:** 'CORRA TORONTO'  
**Cc:** [WILLADVOCATE@aol.com](mailto:WILLADVOCATE@aol.com)  
**Subject:** CORRA Update: Mid-Rise Buildings Study - Monitoring Report - List 1B

### CORRA Update Mid-Rise Buildings Study - Monitoring Report

Sept 15, 2015

To CORRA Members, Resident and Ratepayer Executives:

#### Planning and Growth Management Committee Agenda item PG6.6:

Please find attached CORRA's written submission seeking a 2-month deferral to allow groups to properly consider the report and recommendations and its implications. CORRA is asking that it be returned to PGMC no sooner than the November 16<sup>th</sup> PGMC meeting with Notice.

**From:** [Sahra Toronto](#)  
**To:** [Planning and Growth Management Committee](#); [Councillor Carmichael Greb](#)  
**Cc:** [joh2399@bell.net](mailto:joh2399@bell.net); [corratoronto@gmail.com](mailto:corratoronto@gmail.com); [rt.williams@outlook.com](mailto:rt.williams@outlook.com); [h Crawford@rogers.com](mailto:h Crawford@rogers.com); [jim.sadler@rogers.com](mailto:jim.sadler@rogers.com)  
**Subject:** FW: CORRA Update: CORRA's Written Submission - Mid-Rise Buildings Study - List 1B  
**Date:** Wednesday, October 7, 2015 4:50:49 PM

---

Planning and Growth Management Committee and Councillor Carmichael Greb

The South Armour Heights Residents' Association (SAHRA) represents approximately 850 households in the area from the 401 down to Brooke Avenue and from Yonge Blvd over to Avenue Road in Ward 16. The Avenue Road Study (2009) has defined a strategy for dealing with the 2 km section of Avenue Road between Lawrence and Wilson but Mid-Rise Study guidelines could affect other major 'avenues' such as Wilson and adjacent major avenues of Lawrence, Bathurst and Yonge thus impacting our *Neighbourhood*.

We therefore support CORRA's request for a deferral to the November 16 meeting to allow CORRA, the RA's, our Councillor and the PGMC time to consider the proposed recommendations.

We are also in agreement with CORRA's submission of specific responses to the staff commentary and recommendations in the chart in Appendix 1 of the staff report.

This is an extremely important issue to our *Neighbourhoods* and all parties require time for proper due diligence.

Sincerely – Sheila Dunlop (Secretary) 416-485-6718

**Extracted below is CORRA's Written Submission to Planning and Growth Management Committee – PG7.1 Mid-Rise Buildings Performance Standards - Monitoring:**

Tuesday October 6, 2015

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

Attention: Ms. Nancy Martins, Committee Administrator  
Email: [pgmc@toronto.ca](mailto:pgmc@toronto.ca)

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

**PG7.1:** Mid-Rise Building Performance Standards Monitoring (Ward All)  
Planning and Growth Management Committee Meeting No. 7 – October 8, 2015

Following a meeting of member groups, CORRA, the Confederation of Resident and Ratepayer Associations in Toronto, is writing to inform Members of Planning and Growth Management Committee (PGMC) of CORRA's position with respect to agenda item PG7.1- Mid-Rise Building Performance Standards Monitoring Report and

Recommendations.

**Due process – Request for Deferral to the November PGMC Meeting:**

CORRA requests that this agenda item be deferred to the next PGMC meeting in November in order to

- (i) allow Planning and Growth Management Committee to take the time to consider the material provided;
- (ii) allow all affected resident and ratepayer groups to more fully digest the material and staff recommendations; and
- (iii) have staff be directed to report back to the November meeting.

The staff report, commentary, and recommendations were first brought forward to PGMC on September 16, 2015 without notice to resident and ratepayer groups, including groups that had participated in and made submissions to the mid-rise review. The three week deferral to October 8<sup>th</sup> did not and does not allow sufficient time for groups to learn about, process, and assess the proposed recommendations.

As of today, resident / ratepayer groups (even those which directly participated in the mid-rise review) have still not received notice from Staff about either the proposed recommendations or the fact that they are now before PGMC on October 8.

CORRA asks that members of PGMC consider the material and potential impacts that these staff recommendations may have across the many areas of the city, and take action to ensure that proper notice and time be provided so that all interested parties are given the opportunity to respond meaningfully to the proposed recommendations.

-  
**Substantive Issues – Response to Specific Staff Comments / Recommendations:**

What follows are CORRA's specific responses to the staff commentary and recommendations in the chart in appendix 1 of the staff report. CORRA's responses were endorsed by over a dozen resident and ratepayers groups at CORRA's October 4, 2015 meeting.

Concerning the proposed recommendations, CORRA

1. objects to the mid-rise guidelines' being applied beyond the Avenues, and recommends deleting staff's 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;
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 & resident associations, and property owners be fully consulted and involved.

11. requests deletion of the staff recommendation noted in the Avenues & 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.

Please write [pgmc@toronto.ca](mailto:pgmc@toronto.ca) PG6.6 Mid-Rise Building Performance Standards Monitoring to support CORRA and fellow resident / ratepayers with this request.

As previously noted, it is not too late to write (email is 24 hours), sign up to speak or simply show up and participate. Writing a letter with your group's concerns will maintain your rights or show that your group has an interest in the matter being considered:

**Avenues & Mid-Rise Buildings Study (AMRBS)**

Planning & Growth Management Committee Meeting No. 6  
Agenda Item PG6.6 – Mid-Rise Building Performance Standards Monitoring  
Wednesday September 16, 2015 – Meeting starts at 9:30 am  
Committee Room 1 – City Hall  
Clerk: Ms. Nancy Martins Email: [pgmc@toronto.ca](mailto:pgmc@toronto.ca) Phone: 416.397.4579

The background information is provided below for your reference:

**PGMC Agenda Item PG6.6 Mid-Rise Building Performance Standards Monitoring:**

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.PG6.6>

**Staff Report:**

(August 28, 2015) Report from the Chief Planner and Executive Director, City Planning on Mid-Rise Building Performance Standards Monitoring

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

**Recommendations:**

Attachment 1: Chart of Comments and Recommended Actions

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

**Other Attachments the Staff Report:**

Attachment 2: Data Summary

<http://www.toronto.ca/legdocs/mmis/2015/pg/bgrd/backgroundfile-83199.pdf>

Attachment 3: Draft Visual Inventory - Part 1

<http://www.toronto.ca/legdocs/mmis/2015/pg/bgrd/backgroundfile-83260.pdf>

Attachment 3: Draft Visual Inventory - Part 2

<http://www.toronto.ca/legdocs/mmis/2015/pg/bgrd/backgroundfile-83248.pdf>

Attachment 3: Draft Visual Inventory - Part 3

<http://www.toronto.ca/legdocs/mmis/2015/pg/bgrd/backgroundfile-83249.pdf>

Attachment 3: Draft Visual Inventory - Part 4

<http://www.toronto.ca/legdocs/mmis/2015/pg/bgrd/backgroundfile-83250.pdf>

Attachment 3: Draft Visual Inventory - Part 5

<http://www.toronto.ca/legdocs/mmis/2015/pg/bgrd/backgroundfile-83251.pdf>

Attachment 3: Draft Visual Inventory - Part 6

<http://www.toronto.ca/legdocs/mmis/2015/pg/bgrd/backgroundfile-83252.pdf>

Attachment 3: Draft Visual Inventory - Part 7

<http://www.toronto.ca/legdocs/mmis/2015/pg/bgrd/backgroundfile-83458.pdf>

Attachment 4: New Table of Contents

<http://www.toronto.ca/legdocs/mmis/2015/pg/bgrd/backgroundfile-83261.pdf>

Attachment 5: Summary of Survey

<http://www.toronto.ca/legdocs/mmis/2015/pg/bgrd/backgroundfile-83262.pdf>

**Attachment 6: Chief Planner Roundtable Summary**

(<http://www.toronto.ca/legdocs/mmis/2015/pg/bgrd/backgroundfile-83263.pdf>)

**From CORRA's Executive team,  
Confederation of Resident and Ratepayer Associations in Toronto**  
[corratoronto@gmail.com](mailto:corratoronto@gmail.com)

**This communication is being sent out to Member groups and associations:**

ABC Residents Association; Annex Residents' Association; Arwold Gate Residents Association; Avenue Road & Eglinton Community Association; Bloor West Village Residents Association; Bayview Village Association; Beach Triangle Residents Association; Bloor West Village Residents Association; Corktown Residents Association; Deer Park Residents Group Inc.; Don Mills Resident Inc.; Don Valley East Residents Association; Dovercourt Park Community; Edithvale-Yonge Community Association; Edward Gardens Neighbourhood Association Inc.; Eglinton Park Residents Association; Etobicoke Lakeshore Residents Association; Fifeshire Road Area Community Association; Forest Hill Homeowners' Association; Glenorchy Residents' Association; Grange Community Association; Harbord Village Residents Association; Islington Residents & Ratepayers Association; Kensington Market Action Committee; Kingsway Park Ratepayers Inc.; Lakeshore Planning Council; Lawrence Park Ratepayers' Association Inc.; Leaside Property Owners' Association; Liberty Village Residents' Association; Lytton Park Residents Organization Inc.; Markland Wood Homeowners Association; Moore Park Residents Association; North Rosedale Residents Association; Old Mill Community Association; Oriole Park Association; Ossington Community Association; Palmerston Area Residents Association; Queensway Residents Association; St. Andrews Ratepayers' Association; Sherwood Park Residents' Association; South Armour Heights Residents' Association; South Eglinton Ratepayers and Residents Association; South Rosedale Residents Association TO; Stanley Knowles Housing Co-Op; Summerhill Residents Association; Swansea Area Residents Association; Teddington Park Residents Association Inc.; Thompson Orchard Community Association; Toronto Beach East Residents Association; Uptown Yonge Neighbourhood Alliance; West Kingsway Ratepayers Association; West Lansing Homeowners Association; Yonge Ridge Homeowners Association; York Mills Gardens Community Association; York Mills Ratepayers Association Inc.; York Mills Valley Association; Other West and East End Resident and Ratepayer Groups