



LAKESHORE PLANNING COUNCIL CORP.

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October 6, 2015

TO: Members of the City of Toronto
Planning and Growth Committee

RE: PG7.1 Mid-Rise Building Performance Standards Monitoring (Ward All)

We share and support the position taken by members of CORRA at their Special Meeting on Sunday, October 4, 2015, on this item and express our concern that City Staff do not provide residents with an opportunity to review their recommendations on any issues PRIOR to submission to City Councillors. Residents are required time-and-time again to object to items being considered for decision by City Councillors because communities have NOT been provided with any opportunity, or adequate opportunity, to consider such Staff recommendations.

We further request that this particular matter be deferred until the next meeting of the Planning and Growth Committee set for November 16, 2015, to provide further time for residents to consider both the Staff recommendations and CORRA's position on this important issue affecting communities throughout the City.

We, therefore:

1. object 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. object to a clause, under 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. request that the City do full infrastructure studies throughout the City prior to considering any City-wide intensification beyond the Avenues;

4. request 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. request that guidelines for flanking streets include statements that setbacks, stepbacks, and appropriate transition be provided not just to low-rise residential buildings across from the proposed mid-rise building, but also in relation to the flanking low-rise residential buildings on the same side of the street;
6. request 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. request that the guidelines should require replication of fine-grained retail and any other contextual features relevant to the preservation of the character of character areas;
8. request that the guidelines reference the concept 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. place on record that we disagree with any suggestion that the guidelines remove the need for Avenue Studies. Such studies look, at a minimum, at the whole of a segment, not simply the site, and take into consideration soft and hard infrastructure to support such intensification;
10. recommend that the 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 BIA's, tenant associations, ratepayer & resident associations and property owners be fully consulted and involved.
11. While not part of the staff report, it is noted that Official Plan S4.5.5 which allows for the consideration of cash-in-lieu of amenity space in cases where lots are near parks be deleted since it is inappropriate to put more pressure on parks especially those in park deficient areas which most often occur in the downtown and other centres.

Thank you for your consideration.

Yours truly,

Timothy Dobson, OALA, ISA, Landscape Architect & Arborist
Chairman
LAKESHORE PLANNING COUNCIL CORP.