



**Confederation of Resident & Ratepayer
Associations in Toronto**

Tuesday October 6, 2015

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

Attention: Ms. Nancy Martins, Committee Administrator
Email: 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 8th 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.

Thank you for your consideration.

Sincerely,

CORRA Executive Team
Confederation of Resident and Ratepayer Associations in Toronto
corratoronto@gmail.com