



October 7, 2015

VIA E-MAIL: pgmc@toronto.ca

Nancy Martins
10th floor, West Tower, City Hall
100 Queen Street West, Toronto, ON
M5H 2N2

RE: PG7.1 Mid-Rise Building Performance Standards Monitoring

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

This is to express the support of the Federation of North Toronto Residents Assns (FoNTRA) for the comments and recommendations of the Confederation of Residents and Ratepayers Assn. (CORRA) submitted to PGMC in regard to this item.

In particular we strongly support the CORRA objection to the Mid-Rise guidelines being applied *carte blanche* beyond the Avenues, and extending the policies to Mixed Use Areas, Employment, Institutional or some Apartment Areas. We are already experiencing the Mid-Rise guidelines being applied in Mixed Use areas outside the Avenues, without an Avenue or Avenue segment study being required. As such it appears that the "Avenue" designation is in danger of being rendered obsolete. There is also confusion as to the role of the Mid-Rise guidelines. They were intended to deal with the "how" this building form would be built (so that it "fits in"), rather than the "where" it would be built. The latter is the role of the Official Plan and Zoning By-laws.

Thank you for the opportunity to provide these comments.

Yours truly,

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c.c. CORRA Executive Team

The Federation of North Toronto Residents' Associations (FoNTRA) is a non-profit, volunteer organization comprised of 32 member organizations. Its members, all residents' associations, include at least 170,000 Toronto residents within their boundaries. The 32 residents' associations that make up FoNTRA believe that Ontario and Toronto can and should achieve better development. Its central issue is not *whether* Toronto will grow, but *how*. FoNTRA believes that sustainable urban regions are characterized by environmental balance, fiscal viability, infrastructure investment and social renewal.