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BETTER BY DESIGN

Reply to Attention of Peter Jakovic
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 Date November 13, 2015

Chair David Shiner and
 Members of the Planning and Growth Management Committee
 City of Toronto
 Toronto City Hall
 100 Queen St West
 Toronto, Ontario, M5H 2N2

Dear Mr. Chairman and Members of Committee:

**Re: Item PG8.12 – Draft Townhouse and Low-Rise Apartment Guidelines
 Meeting of the November 16th P&GM Committee**

As an established home builder with over 25 years of experience in the delivery of townhouse communities in Toronto, Dunpar Homes has and will continue to deliver high quality homes of excellent design that are affordable. We have a strong interest in the shaping of meaningful Townhouse and Low-Rise Apartment Guidelines that provide an appropriate framework to evaluate infill development opportunities.

We have reviewed the latest version of the Guidelines and believe that they are excessively restrictive, prescriptive and unbalanced. If implemented, they would adversely affect our ability to continue to supply traditional townhouses in the City of Toronto.

Dunpar Homes has built vibrant and beautiful infill projects. Examples include Bloorview Village (at Islington Ave & Van Dusen Blvd), Islington Villages (at Islington Ave & Evan Ave) and Westwood Towns (at Bloor St W & Kipling Ave). These project, amongst many others, would not conform to the proposed Guidelines, if adopted.



Bloorview Village – Pedestrian Mews



Islington Village – Setbacks and Architectural Design

City Staff must revisit the Guidelines in order to encourage the delivery of infill townhomes. Dunpar supports and shares the concerns raised by BILD. In particular, we highlight the following concerns:

- The language in the Guidelines is restrictive and, at times, prohibitive;
- The application of the Guidelines does not properly differentiate site sizes;
- The design standards (height, setbacks, spatial separation, etc.) are conservative and not conducive to the urban context of neighbourhoods;
- The application of transitioning on a low-rise scale is overtly onerous;
- The requirements for a Master Plan need to be refined;
- The requirements for shared outdoor amenity need to be revisited; and,
- The requirement for public roads on infill sites in the urban context needs to be revisited.

We look forward to continuing our participation in the consultation process and work with the City in shaping the Townhouse and Low-Rise Apartment Guidelines so that we are able to continue to deliver high-quality affordable infill townhouse developments.

Yours Truly,
DUNPAR HOMES



Peter Jakovic
Director of Land Development

Cc: