



November 10, 2015

Dear Members of the Toronto and East York Community Council,

**Re: New multi-unit developments in stable neighbourhoods in Toronto and East York**

Over that past several months, a trend has been developing in a number of downtown stable neighbourhoods to redevelop residential lots with multi-unit buildings which have raised concerns about maintaining the general form, character and pattern of these neighbourhoods.

These new buildings propose greater density, length, height and smaller setbacks than typical in these areas and the extent of the increase, in some cases, is greater than what could be considered minor compared to that permitted by the Zoning By-law. These projects have the potential to reduce landscaped open space, increase overlook and shadowing of adjacent properties, and to threaten the character, pattern, and scale of the neighbourhood.

To avoid the potential destabilization of these neighbourhoods and other possible consequences related to affordability, heritage, open space patterns, and liveability, a more detailed review of this trend is required.

**Recommendations:**

1. That the Director, Community Planning , Toronto and East York District be requested to study the implications of applications for new multi-unit buildings in stable neighbourhoods in the Toronto and East York District that do not reinforce the physical character, pattern or built form of these areas.
2. That the Director, Community Planning , Toronto and East York District, report back to Toronto and East York Community Council in 2016 on directions and criteria to evaluate these proposals and recommendations on standards to be applied in the review of these applications
3. That the Director, Community Planning, Toronto and East York District, work with appropriate Toronto and East York Ward Councillors on a community consultation process to be part of this review.

Thank you,

Councillor Mike Layton  
Ward 19, Trinity-Spadina