



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



Tuesday, February 2, 2016

Toronto City Council
City Hall, 100 Queen Street West
Toronto, ON M5V 2N2

Attention: Ms. Marilyn Toft
Email: clerk@toronto.ca

Dear Mayor John Tory and Members of Council

PG9.7: City Initiated Zoning By-law Amendment Application for The Eglinton Crosstown LRT Corridor - Final Report Zoning By-law Amending Zoning By-law 1031-2014 Enacted and under appeal
--

CORRA, the Confederation of Resident and Ratepayer Associations in Toronto, is writing to confirm our representation at the Planning and Growth Management Committee Meeting held on January 20, 2016 and to provide further comments for Council to consider with respect to the zoning amendments:

- CORRA appealed Zoning By-law 1031-2014 under the Planning Act along with other zoning by-laws and official plan amendments.
- The zoning by-law amendment currently before Council amends ZBL1031-2014, zoning amendments CORRA considered was premature / incomplete.
- The zoning amendment is "technically repealing" the original ZBL1031-2014. Two of the original sections are replaced in their entirety and the remaining 2 sections are further augmented by additional clauses.
- The stations are site specific and their locations are known, yet these station sites that require zoning amendments are not revealed in the information provided.
- When CORRA asked for more information, we were informed that there was no further information other than the staff report and the draft zoning amendment.
- There was no summary of property data by site disclosing the existing and proposed zoning amendments nor was there prepared drawings to review. Renderings are not blue prints to build from.
- Given the information provided on public record: Have the members of the public who have interest or may be impacted by the decision been provided with adequate information to generally understand the changes from their perspective,

either locally or with a broader public interest.

And lastly, but critical to the decision making process is that:

- The Official Plan requires that public meetings are to be held with notice to residents/ratepayers/others in the affected areas prior to holding a Statutory Public Meeting.

Why this remains an issue? This is where the public enters the legislated decision making process. This is also the juncture where Councillors, Community Councils, and Council decide who should receive Notice geographically with a preliminary assessment on the required information. The public has and continues to ask that it be engaged at the earliest outset of such decisions, locally, and including all who have expressed an interest.

Notice, includes (i) knowing when a decision will be made, (ii) being provided with adequate information to understand and assess the proposed development or amendments, (iii) opportunities to make representations on public record, and (iv) be shown those concerns were considered/mitigated/ameliorated prior to holding a Statutory Public Meeting.

Meeting the minimum requirements of consultation (one community meeting without minutes) prior to the provincial legislated public statutory meeting without specific information to support the general amendments across a number of zoning categories falls short of what the public expects and is demanded on private site-specific and area zoning amendments that is supported by the City's Official Plan.

CORRA asks that proper due process not be diminished for City-initiated amendments and that notice be provided to receive representations at Community Council for all known stations and other transit related uses that require zoning amendments on property facing or along the Eglinton Avenue LRT Corridor.

Sincerely,

Eileen Denny, Vice Chair
Confederation of Resident and Ratepayer Associations in Toronto
corratoronto@gmail.com