

February 9, 2016

Dear Colleagues,

I am reaching out to you in regards to the Mid-Rise Building Performance Standards Monitoring Report (PG7.1) and Council's decision (November 3,4) to refer this item back to the Planning and Growth Management Committee for further consideration.

Through the deputations, letters and various motions, it is evident that there are some unresolved matters that would benefit from further discussion and consultation. Based on my conversations with a number of you, my understanding of some of the items to resolve are:

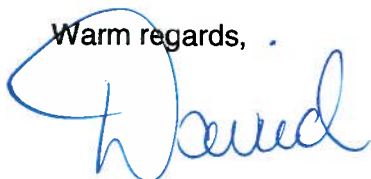
- The Mid-Rise Building Performance Standards should determine maximum heights for mid-rise buildings that more closely respond to the established, prevailing character of certain areas; and
- Clarity and criteria are needed regarding the applicability of the Mid-Rise Building Performance Standards for mid-rise buildings proposed in areas outside of the *Avenues*.
- Concerns regarding the application of Mid-Rise Building Performance Standards in relation to areas with existing secondary plans.

I have met with City staff to ensure that all of the issues raised thus far have been heard and will form the basis of work moving forward. This work includes further updates to the Mid-Rise Building Performance Standards, as well as the development of new Official Plan policies for *Mid-rise Buildings* as part of the Official Plan Review process currently underway (PG4.4 April 16, 2015).

As I mentioned during our last meeting of City Council, I will be hosting an upcoming presentation and discussion on the Mid-Rise Building Performance Standards at 1:30 p.m. at the February 24th meeting of the Planning & Growth Management Committee.

I welcome your comments and I strongly encourage you to attend and join our discussion in the afternoon at the upcoming Planning & Growth Management Committee meeting.

Warm regards,



Councillor David Shiner
Ward 24 - Willowdale
Chair, Planning & Growth Management Committee