

ATTACHMENT 7: FULL LIST OF DEPUTANT ISSUES

(previously listed as Attachment 1 in the October 27, 2015 Mid-Rise Building Performance Standards Monitoring – Supplementary Report)

The following is a list of the unresolved issues and recommendations that were expressed by the deputants for the Mid-Rise Building Performance Standards Monitoring report at the October 8, 2015, Planning & Growth Management Committee meeting:

- Objections to the Performance Standards being applied beyond the Avenues, and recommends deleting staff's recommendation extending the policies to Mixed Use Areas, Employment Areas, Institutional Areas or some Apartment Areas;
- Objections to applying the Performance Standards in areas with Secondary Plans where the plan may not be up-to-date.
- Request that the City do full infrastructure studies throughout the City prior to considering any City-wide intensification beyond the Avenues;
- Request that the Performance Standards for flanking streets include statements for setbacks, stepbacks, and appropriate transition be provided that apply not just to low-rise residential buildings across from the proposed mid-rise building, but also to the flanking low-rise residential buildings on the same side of the street;
- Request that the building height to right-of-way width ratio in Character Areas not exceed 0.8:1, and that the Performance Standards specifically flag that a lower number may be more appropriate given the local context;
- Requests that application of the guidelines within Character Areas require replication of fine-grained retail and any other contextual features relevant to preservation of the associated character;
- Request that the Performance Standards reference the content set out in the side bar in Chapter Three of the Official Plan on page 3-7, which stipulates that "Where there are no height and density limits in the Plan and no area zoning implementing the Plan, height and density aspects of the planned context will be determined on the basis of an area review such as that undertaken to implement Subsection 2.2.3.3 b) of the Plan. In this case, in determining an application, Council will have due regard for the existing and planned contexts";
- Request that the committee/staff note and place on record that the Confederation of Resident Ratepayer Associations in Toronto disagrees with any suggestion that Avenue or other relevant Area Studies are not needed prior to application of the guidelines. Such studies consider, at a minimum, the whole of a segment, not simply the site;
- Recommend that the proposed staff recommendations be amended generally to require that any amendments to the Official Plan or other documents and any further meetings reviewing the guidelines by City staff will follow the notice requirements for such

meetings, and that all stakeholders including Business Improvement Area's, tenant associations, ratepayer & resident associations, and property owners be fully consulted and involved.

- Request deletion of the staff recommendation noted in the Avenues & Mid-Rise Buildings Study, Section 4.5.5, which allows for the consideration of cash-in-lieu of amenity space in cases where lots are near parks.