



January 19, 2016

Re: January 20, 2016 Planning & Growth Management Committee

Agenda Item PG9.8

Dear Chair Shiner and Committee members,

Please note GBNA's (profile below) strong support for the recommendations made by the Confederation of Resident and Ratepayer Associations in Toronto (CORRA) with respect to item PG9.8 on the agenda for the above meeting. In particular that:

1. Council direct City staff to reinforce the intent of Zoning By-Law 569-2013 provisions by stating in the Mid-Rise Building Performance Standards that habitable space is discouraged above the maximum allowable building height.
2. City Council direct that Performance Standard #1 of the Mid-Rise Buildings Performance Standards be amended by:
 - a. including a 0.8:1 ratio (or 16 metre height limit) in Character Areas as defined in the Avenues and Character Area Map, as revised, which have 20m right-of-ways, as shown on Map (3) of the Official Plan, excluding areas that have a local planning study that speaks to different heights, or existing zoning permission that exceeds 16m;
 - b. including a 0.8:1 ratio (or 21.6 metre height limit) in Bloor West Village, defined as the stretch of Bloor Street between Jane Street and Clendenan Avenue;

We thank you for your consideration of these recommendations.

Jan Hykamp
President, GBNA

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cc. Councillor McMahan

About GBNA

□ Greater Beach Neighbourhood Association (GBNA) is an umbrella group of multiple resident associations in the Greater Beach area of the City of Toronto. GBNA believes in responsible property development policies and practices.

□ In 2012 a number of resident associations in covering the greater Beach area from Coxwell Avenue to Victoria Park Avenue and from Lake Ontario to the railway corridor south of Danforth Avenue came together to form GBNA. GBNA is a non-profit organization representing our community in matters related to the land-use planning policies that influence development in our neighbourhoods, including their administration and impact on infrastructure and services.

□ GBNA's member groups include:

- Beach Triangle Residents Association
- Kew Beach Neighbourhood Association
- Toronto Beach East Residents Association
- Friends of Glen Davis Ravine
- Norwood Park Residents Association
- Beach Waterfront Community Association
- Balmy Beach Neighbourhood Association

Associate Members:

- Beach Hill Neighbourhood Association
- Kingston Road Village Neighbourhood Association

□ GBNA's objectives include:

1. working with elected and non-elected members of the City and Provincial government as well as the media to ensure that public policies are compatible with our neighbourhoods and the needs of our residents,
2. working together to ensure genuine participation by our residents in the review of the City's Official Plan and in the formulation of other development policies and practices affecting our area, and
3. working with other like organizations across Toronto and the Province to coordinate residents' viewpoints and positions across City and Provincial levels of government.