

Swansea Area Ratepayers' Association*Reflecting the interests of the Swansea Community*

Mailing Address: Swansea Area Ratepayer's Association
c/o Swansea Town Hall, Box 103, 95 Lavinia Avenue, Toronto ON M6S 3H9
Website: www.swansearatepayers.ca

Swansea Area Ratepayers' Group

Mr. David Shiner, Chair, Planning and Growth Management Committee,
Ms. Nancy Martins, Secretariat Contact,
10th floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2
Phone: 416-397-4579
fax: 416-392-1879

April 6, 2016

Ref: [Agenda Item PG11.3: Mid-Rise Building Performance Standards Monitoring](#)
Planning and Growth Management Committee Meeting on April 6, 2016 in Committee
Room 1, City Hall, Toronto.
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG11.3>

Dear Mr. Shiner,

Further to the Agenda Item PG11.3 at the Planning and Growth Committee of April 6, 2016, I am writing to request a deferral of this agenda item to the May 11, 2016 meeting to ensure that communities and interested parties have time to assess and provide input into the new Addendum to the Mid-Rise Building Performance Recommended Actions Chart.

This Addendum and its accompanying attachments were not made public or included on the website agenda until this morning, Tuesday, April 5, 2016. As this is only a day's notice of a very significant document, it is important that the P & G Committee bring openness and transparency to the public & community input by agreeing to this deferral. It is my understanding that even the Councillors and their staffs had difficulty finding and opening these significant documents.

There is also confusion with the reference to these revisions as part of an Addendum. The Staff Report does not clearly articulate whether this 'Addendum' does in fact replace the Mid-Rise Building Performance Recommended Actions Chart. With all the various attachments since first presented, it is confusing which revisions will go forward to the final report. It is a concern that at that point, there will be a point in the process where the Planning Dept. will be able to pick and choose from different revised documents.

In the short time provided, SARA's attention focused on the section dealing with the Secondary Plans' reference to being 'out of date' under **Applicability of Performance Standards**. The writing of this section is confusing and it took a lawyer to realise what was the cause of this confusion, after reading it 5 times for clarification! The sub-clause

“or when a Secondary Plan is under review.” appeared to be an orphaned thought and made the sentence incomprehensible. We have rewritten the section below so that it reads as we think that it was intended Please see the revision Attachment below my signature to this letter. This only highlights the importance of more time for the community to provide input into making this document the best it can be.

While we appreciate the staff’s attempt to address our and other groups’ concerns, the breadth and depth of the proposed changes makes it difficult to understand let alone provide coherent thoughts and commentary. Even where we feel our concerns have been tackled, it is difficult to provide even positive commentary until the implications can be fully digested.

In addition, I need to consult with my Executive to respond to some of the points raised in the Addendum. Even though I believe they would be supportive, it is impossible to get an informed response with only effectively 24 hours of notice prior to this meeting.

In the light of these concerns, please accommodate our request for a deferral of this agenda item until the May 11, 2016 meeting of the P & G Committee

Yours sincerely,

Veronica Wynne

Veronica Wynne, SARA Director,

swansearatepayers@bell.net

416-762-3773

Written on behalf of the Swansea Area Ratepayers Group and the Swansea Area Ratepayers Association.

Attachment

**Addendum to the Performance Standards Chart
Planning and Growth Committee – April 6, 2016**

Applicability of Performance Standards

Addendum Original

Clarify that the Performance Standards may be a useful planning tool where a Secondary Plan supports mid-rise buildings, but does not regulate built form or does not fully address mid-rise building design, or when a Secondary Plan is under review. It is not, however, the intent that the Performance Standards be used on a site-by-site basis to challenge Council-approved Area-specific Plans, studies, by-laws or guidelines, particularly with respect to building heights or matters of transition.

Addendum Revision

Clarify that the Performance Standards may be a useful planning tool **when a Secondary Plan is under review** or where a Secondary Plan supports mid-rise buildings but does not regulate built form or does not fully address mid-rise building design. It is not, however, the intent that the Performance Standards be used on a site-by-site basis to challenge Council-approved Area-specific Plans, studies, by-laws or guidelines, particularly with respect to building heights or matters of transition.