



March 20, 2018

Marilyn Toft
12th floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2

RE: PG27.5 Townhouse and Low-Rise Apartment Guidelines

Dear Mayor and Members of City Council,

This is to request that you approve the recommendation of the Planning and Growth Management Committee (PGMC), including the amendments to the Townhouse and Low-Rise Guidelines made at its meeting of February 22, 2018, as follows:

The Planning and Growth Management Committee recommends that:

1. City Council amend the Townhouse and Low-Rise Apartment Guidelines, Attachment 1 to the report (January 24, 2018) as follows:

a. In the Introduction to the Townhouse and Low-Rise Guidelines on page 9 paragraph 1, delete the following words:

"while balancing the need to accommodate housing in a growing city."

b. On page 9 paragraph 3, delete the following words:

"In some cases, not all guidelines can be met in full, however a development may be acceptable when it respects the Official Plan."

The PGMC's amendment to the January 24 version of the Guidelines clarifies the language, and removes ambiguity about the role of the Guidelines in relation to the Official Plan. The amendment will lead to better decision-making and fewer appeals.

We believe that the original Townhouse and Low-Rise Apartment Guidelines are well-designed and carefully crafted by City Planning staff. When applied by the City and the building industry working together, they will enhance the livability of the projects for residents, and for the community they will improve the quality of the public realm.

We congratulate City Planning staff on accomplishing a well-designed product and urge you to support the amendments noted.

Yours truly,

Geoff Kettel
Co-Chair, FoNTRA

[REDACTED]
Toronto, Ontario
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[REDACTED]

Cathie Macdonald
Co-Chair, FoNTRA

[REDACTED]
Toronto, ON
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Cc: Gregg Lintern, Acting Chief Planner and Executive Director, City Planning Division
Division
Lorna Day, Director, Urban Design, City Planning Division

The Federation of North Toronto Residents' Associations (FoNTRA) is a non-profit, volunteer organization comprised of over 30 member organizations. **Its members, all residents' associations, include** at least 170,000 Toronto residents within their boundaries. **The residents' associations that make up** FoNTRA believe that Ontario and Toronto can and should achieve better development. Its central issue is not *whether* Toronto will grow, but *how*. FoNTRA believes that sustainable urban regions are characterized by environmental balance, fiscal viability, infrastructure investment and social renewal.