



LYTTON PARK RESIDENTS' ORGANIZATION INC.  
Box 45031, 2482 Yonge Street  
Toronto, M4P 3E3

March 21, 2018

Via Email: Marilyn Toft, Clerk, City of Toronto

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

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."

We fully support the opinion in FoNTRA's letter, that 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.

Thank you for considering the above when making your decision.

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