



January 28, 2020

12th floor, West Tower, City Hall
100 Queen Street west, Toronto, ON M5H-2N2
Attention: Marilyn Toft
By email to: councilmeeting@toronto.ca

IE11.8.2: Logistical and Legal Implications of Eliminating Right of Way Occupancy for Private Construction Projects and Potential Provision of Construction Management Plans at Rezoning Stage

Dear Mayor Tory and Members of City Council,

The Federation of North Toronto Residents' Associations (FoNTRA) strongly supports the recommendation of the Infrastructure and Environment Committee to request the General Manager, Transportation Services, in consultation with the Chief Planner and Executive Director, City Planning to prepare a report on implementing a new right-of-way occupancy permit policy that defaults to a denial of requests, except when no other options are available.

In the event no other options are available and closure of the right-of-way adversely impacts the public use of the right-of-way, FoNTRA supports requiring that a percentage of the additional Gross Floor Area achieved by the developer, as a result of City right-of-way use for construction, is to be provided for public amenities, such as affordable housing, childcare, or seniors' services.

In most instances, developers require a portion of the right-of-way to construct the project only because it has been designed with a lot line-to-lot line footprint. It is preferable for the public interest that appropriate setbacks are in place so that use of the public right of way is not required; however if the City does grant access to the public right-of-way to facilitate construction of developments with larger footprints, it should include developers providing affordable housing, childcare, or other vital services in exchange for the increased GFA developers are able to build.

Respectfully submitted,

Geoff Kettel
Co-Chair, FoNTRA

[REDACTED]
Toronto, ON [REDACTED]
[REDACTED]

Cathie Macdonald
Co-Chair, FoNTRA

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Toronto, ON [REDACTED]
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cc: Barbara Gray, General Manager, Transportation Services, City of Toronto
Gregg Lintern, Chief Planner and Executive Director, City Planning

The Federation of North Toronto Residents' Associations (FoNTRA) is a non-profit, volunteer organization comprised of more than 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.