

**From:** [Brian Graff](#)  
**To:** [Planning and Housing](#)  
**Cc:** [Councillor Bradford](#)  
**Subject:** FW: Re PHC 20.3  
**Date:** January 18, 2021 4:35:16 PM

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Can you please add the following to my submission:

Go and look at the October 2019 "Pipeline" Report at <https://www.toronto.ca/wp-content/uploads/2020/10/8df1-Development-Pipeline-2020.pdf>

Table 2 - 90,000 units built in the 416 in 5 years - about 18,000 a year. About 340,000 units are "Active or under review" and this excludes rezonings approved before 2015 but never built - like a lot of land around Scarborough Town Centre. An example is that I believe Main Square is rezoned for 2 more towers and this was long before 2015, around 2006... that is not in the numbers.

This is about 18 years worth of residential units already in the approval process, plus more not in the list. Even the "active" list is 150,000 - about 8 years worth of units alone.

I believe there are about 30,000-40,000 units a year built in the GTA - but it depends on how far you go out in defining it. The 905 is supposed to approve its share of new units too - Table 5.

Table 4 shows how each year far more units are being approved than actually built.

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**From:** Brian Graff <btgraff@gmail.com>  
**Sent:** January 17, 2021 10:10 PM  
**To:** phc@toronto.ca  
**Subject:** Re PHC 20.3

(This can be published and made public, including my email address)

Re PHC 20.3

I want to voice my objection to this pilot program.

Do not start experimenting with stable residential neighborhoods by adding density or changing the zoning in ways proposed by this pilot project.

We already are seeing our main-streets destabilized by midrise developments, adding condos with no character that are out of scale with the existing context designed with the idea of some future planned context that will only be realized in a piecemeal manner, as it it were unplanned with buildings of different scale tossed in randomly.

There is already a problem with the Committee of Adjustment often approving renovations (3<sup>rd</sup> floors or rear additions) that are inappropriate in design and massing, particularly for stable old street like the one I live on which should actually have heritage area designation.

The real problem is that the population of the GTA is growing too fast, forcing up housing prices and forcing us to add density in ways that are constitute bad planning.

The sewers, water supply parking and schools in The Beach are already stressed and we cannot take any intensification.

Brian Graff  
BES, B. Arch, MBA  
Scarboro Beach Blvd  
Toronto  
[btgraff@gmail.com](mailto:btgraff@gmail.com)