

# Swansea Area Ratepayers' Association

*Reflecting the interests of the Swansea Community*



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## Swansea Area Ratepayers' Group

**Written on behalf of the Swansea Area Ratepayers Association**

**The Swansea Area Ratepayers**

**Multiplexes OP and Zoning Amendments Published February 9, 2023**

Attn:

Nancy Martins; Committee Administrator  
Planning and Housing Committee

[phc@toronto.ca](mailto:phc@toronto.ca)

Councillor Bradford, Chair

[councillor\\_bradford@toronto.ca](mailto:councillor_bradford@toronto.ca)

Gregg Lintern, Chief Planner,

[Gregg.Lintern@toronto.ca](mailto:Gregg.Lintern@toronto.ca)

Councillors and Staff Members of the Committee

**Ref:**

Agenda item **PH2.6** City Planning Division-Study Work Program Update

Paragraph: *Affordable Housing and More Housing Options*

Agenda item **PH2.10** *Bill 23, More Homes Built Faster Act, 2022 and Section 111 of the City of Toronto Act, 2006*

**Urgent: The requirement that a full slate of Public Meetings, as described below, shall be supported for the following reasons:**

- 1. Whereas Residents, Resident Associations, Community Groups and just about everyone except the City and Developers have been denied the Fundamental Justice of 3<sup>rd</sup> Party Right of Appeal, it is urgent that a full slate of Public Meetings be provided to address the actual Multiplex OP and Zoning Amendments which were received only on February 9, 2023, 19 days prior to this meeting on February 28 (one day less than the required 20 day notice)**
- 2. Whereas such major specific changes to our City's Planning OP and Zoning would have required more public and media notice, notice of these**

detailed Amendments was sent one day less than the required 20 days and to only the select few who knew how to register for the Toronto.ca/e-updates.

3. Whereas former Committee Agenda items were clearly written and transparent in communicating their content, the new format seems to be deliberately misleading in its titling and tasking the reader with looking for a needle in a haystack. This is not the stuff that a transparent democracy and fundamental justice is made of. Our City and Communities deserve better.

#### **Public Meetings and Consultation:**

That a full slate of Public Meetings be provided with time to allow for Full and Complete Consultation on the OP and Zoning Multiplex Amendments. This slate of meetings shall include:

- Four Public Meetings, one in each of the four (4) regions: Etobicoke-York, North York, Scarborough and Toronto-East York
- Allowing each Councillor, the right to request a full public meeting in their own ward
- Moving the March 23 statutory public meeting to the end of April or May 2023

#### **Floor Space Index (FSI) Retention**

Whereas FSI is the key factor in controlling and measuring size and density:

- We strongly support the retention of FSI as the sound planning measurement instrument in managing gentle intensification.
- We oppose any removal or alteration of the FSI tool without a complete review of all the interrelated zoning standards including setbacks, height and soft landscaping.
- Such study should look at impacts Infrastructure (soft and hard), Environmental Sustainability, the Tree Canopy and ensuring a Range of Housing (small dwellings on small lots, large dwellings on large lots)

#### **Going beyond the Provincial Legislation of 3 Units per Lot**

We oppose any increase beyond the Provincial Legislation capacity requirement of 3 units per lot. This is a particular response to agenda item PH2.10 to the suggestion of buildings being built as **Purpose Built Rentals also prohibiting Condo and Co-Ownership conversions**. If the OP/Zoning goes beyond this capacity, it shall be required that the City;

- Conducts a complete study of both hard and soft Infrastructure including sewer and drainage capacity;
- Verifies the ability of the School Boards to support increased enrolment

- Prohibit units beyond this limit unless constructed as **Purpose Built Rentals** also prohibiting Condo and Co-Ownership conversions.

Please attach a copy of this letter to each of the Agenda items PH2.6 and PH2.10 as they both address issues that are pertinent to the information contained in this communication. I would also request that every Councillor and Gregg Lintern, Chief Planner/Developer receive individual copies.

Please confirm receipt of this communication and notified of the results and updates from this meeting.

Yours sincerely,

*V Wynne*

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