



Confederation of Resident & Ratepayer
Associations in Toronto

By e-mail: phc@toronto.ca

Box 103, 95 Lavinia Avenue
TORONTO, Ontario. M6S 3H9
27 February, 2023

TO: Nancy Martins; Committee Administrator
of Planning and Housing Committee
TO: Councillor Brad Bradford, Chair

TO: Members of the Committee

**Re: Item 2023.PH2.6 – City Planning Division -Study Work Program Update
sub-item – Affordable Housing and More Housing options**

**The Confederation of Resident & Ratepayer Groups in Toronto (CORRA)
wishes to go on record and advise your committee of our concerns in regard to
this matter.**

Difficulty in finding the referenced Report

With great difficulty CORRA found the reference to Affordable Housing and More Housing options buried in the fine print of report 2023 PH2.6. We doubt the average citizen would have found it buried as it was.

We conducted a detailed search knowing we were advised the matter was coming before your committee on the 28th. This speaks to the difficulty that sophisticated groups would have in discerning the matter let alone the average citizen.

Public Meetings and Consultation:

In accordance with your Official Plan Policy 5.5:

Provide a full slate of Public Meetings with time to allow for Full and Complete Consultation on the OP and Zoning Multiplex Amendments.

At a minimum hold Four Public Meetings, one in each of the four (4) Community Councils -Etobicoke-York, North York, Scarborough and Toronto-East York.

Allow each Councillor, the right to request a full public meeting in their own ward

In particular. As there is the suggestion that general policy will override Secondary Plans, the Councillor should, at a minimum, inform the affected areas of the change since they may assume as per the Official Plan that Secondary Plans override general policy where they conflict.

Move the March 23 statutory public meeting to the end of April or May 2023 to allow the above to occur.

Based on our internal communications, it appears many ratepayer groups are not aware of the potential impacts. This lack of awareness was also based on the prior City's general community meetings where musings and assurances said that intensification would be gentle and not impact the physical character of their communities.

Floor Space Index (FSI) Retention

Based on the public meetings CORRA attended it does not appear that Planning and Development is considering removing FSI; however, we are aware that there is a strong push from the development industry to get rid of it. Should the department reconsider this matter, CORRA wishes to go on record with the following points.

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

CORRA requests that both the Department and this Committee confirm that you are going to: support the retention of FSI as the sound planning measurement instrument in managing gentle intensification.

CORRA opposes 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 on Infrastructure (soft and hard), environmental sustainability, enhancement of 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

CORRA opposes any increase beyond the Provincial Legislation capacity requirement of 3 units per lot. **If the OP/Zoning goes beyond this capacity, it shall be required** that the City;

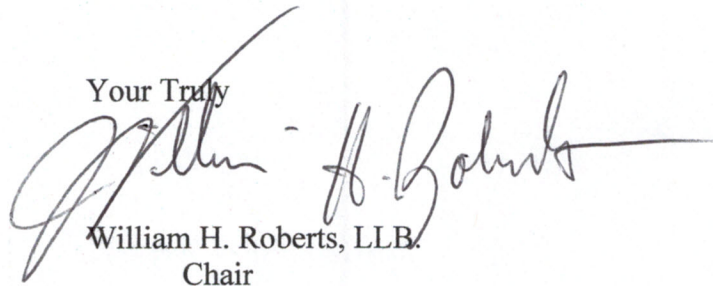
Conduct a complete study of both hard and soft Infrastructure including sewer and drainage capacity

Prohibit units beyond this limit unless constructed as **Purpose Built Rentals** thus prohibiting Condo and Co-Ownership conversion

Verify the ability of the School Boards to support increased enrolment

CORRA requests that you keep us advised.

Your Truly

A handwritten signature in dark ink, appearing to read 'William H. Roberts', is written over the printed name. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

William H. Roberts, LLB.
Chair