



June 1, 2023

Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2
Attention: Nancy Martins

RE: PH4.7 - Mid-Rise Buildings Rear Transition Performance Standards Review & Draft Update

Dear Chair Brad Bradford and Members of Planning and Housing Committee,

The staff report recommends that the Chief Planner and Executive Director, City Planning undertake public and stakeholder engagement on the Draft Performance Standards in the third and fourth quarter of 2023 and report back with final recommendations by November 21, 2023.

FoNTRA strongly supports this review. Appropriate forms of intensification through mid rise construction are important ways for our City to grow.

The lesson we have learned is that careful consideration must be given to different types of locations. We agree that the 45 degree angular plane approach is inadequate.

Mid-rise buildings and their fit, is an important topic for neighborhoods as well as for developers. The form of these buildings is important for our neighbourhoods and their economics are critical for developers. Other factors affect the economic viability of these buildings and they must be reviewed as well, such as historically the requirement for 2 exits and also parking requirements.

FoNTRA and its resident association members have participated in numerous OMB/LPAT/OLT hearings involving mid-rise buildings including many mediation efforts where fit with the community both front and rear have been key considerations. Solutions varied widely depending on the context, but mediation has

frequently allowed a final proposal to be produced that all agree (applicant included) was a preferable solution.

Mid-rise buildings must be crafted to accommodate the very different neighbourhood. the generally “mainstreet” typology at the front varies as does the generally low-rise neighbourhood at the rear,

We are unable to provide detailed comments on the proposed Draft Mid-Rise Guidelines and look forward to participating in the consultations. .

The nature of the discussion that needs to occur in regard to proposed changes to Mid-rise Guidelines necessitates a thoughtful and sophisticated approach to the proposed consultation, mutual leaning and accommodation on all sides can occur.

Yours truly,

Geoff Kettel
Co-Chair, FoNTRA

Cathie Macdonald
Co-Chair, FoNTRA

Cc: Gregg Lintern, Chief Planner and Executive Director, City Planning Division
Emilia Floro, Director, Urban Design, City Planning Division
Shawna Bowen, Project Manager, Urban Design, City Planning Division,

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