



June 12, 2024

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

PH13. 4 Housing Action Plan: As-of -right Zoning for Mid-rise Buildings on Avenues and Updated Rear Transition Performance Standards – Proposals Report

Dear Councillor Gord Perks, Chair, and Members of the Planning and Housing Committee,

Our members are 35 Residents Associations within the area bounded by Bloor, Bathurst, Sheppard and the Don Valley Parkway.

This Proposals Report is provided in advance of public consultations to be held later this year in the Fall. Our comments assess some of the details of the Proposals as well as focus on improvements to the proposed options and the material to be presented in the consultation process.

1. Built form envelope

The angular plane system was not intended to be filled by building mass, but be a flexible envelope to accommodate the different building forms that would fit. The new proposal also provides a big box to fit a building in but as well proposes zoning for various sites across the City by adding an fsi limit of 6 times the lot coverage, which also provides for flexibility. The zoning proposals also include updated setbacks. Filling in the box would result in perhaps 10 times the lot area. But what does that look like?

- Illustrations must be provided for the consultations to show examples of how actual developments can be planned in relation to the proposed regulations and actual sites and real building opportunities. What will be built will depend on the requirements of the building type. For example, double loaded corridor residential buildings have particular floorplate requirements

2. Rear setback of 2.5m at Floor 7.

The rear height limit of 6 storeys is appropriate, as it is the same as the now approved height limit for apartment buildings on Major Streets. However the 2.5 metre setback at floor 7 appears to be too small. The second 2.5 setback at an upper floor in earlier renditions has now been eliminated - without explanation. So the rear of the building will look like 11 storeys to residents of the abutting neighbourhoods, and will have the same shadow impacts on the

neighbourhood as the full 11 storeys. For example, why not have a setback of 5m. at floor 7 that can be a useful common outdoor space.

- Show options with larger rear setbacks starting at floor 7.

3. Sites proposed for Avenues development

Why are there so few sites proposed for Avenue buildings considered in this study? The maps attached to the report show few specific areas, some just specific sites. Why are street blocks not the basis of zoning changes? We note that proposals for shallow lots and deep lots will come later so will provide more applicable Avenues sites.

4. Maps

There must be a better way for residents to find out what is proposed in their areas. The proposed maps require a “search and discover” approach.

- Provide an index that shows the name of the area and the relevant map reference so people can easily find what is proposed (or not in) their area.

In summary, we are disappointed that little progress has taken place since last Fall when we were provided with the first report and consultation and made similar comments on the proposals for replacing angular plane requirements. The proposal for creating a new zoning category with density limits is an important improvement. But it is still not clear what an actual development will be like. Our comments and suggestions are intended to assist in development of materials for the consultations that the ordinary citizen/resident can understand.

Geoff Kettel
Co- Chair

Cathie Macdonald
Co- Chair

CC: Kerri Voumvakis, Interim Chief Planner and Executive Director, City Planning Division
Kyle Knoeck, Director, Zoning and Secretary-Treasurer, Committee of Adjustment, City Planning Division
John Duncan, Senior Planner, Zoning Section, City Planning Division
Emilia Floro, Director, Urban Design, City Planning Division
Rong Yu, 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 200,000 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.