



**Confederation of Resident & Ratepayer
Associations in Toronto**

August 24, 2014

Mayor Rob Ford and Members of Council
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Atten: Ms. Marilyn Toft
Secretariat Support

Email: clerk@toronto.ca

Dear Mayor Ford and Members of Council

**PG35.3: Eglinton Connects Planning Study – Phase One: Part 2 Implementation Report
Statutory Public Meeting – City Council Meeting No. 55 August 25, 2014**

CORRA, the Confederation of Resident and Ratepayer Associations in Toronto, is writing to object to the proposed amendments as outlined in the Notice of Public Meeting dated July 16, 2014 as issued by the City Clerk.

In addition to zoning amendments to Commercial Residential (CR) zones under Zoning By-law 569-2013, there are re-zonings from the Residential Apartment (RA) and Residential zones to the CR zone; there are lands not part of the ZBL569-2013 that are now being incorporated as CR, there are further amendments to predecessor in force zoning bylaws for the Town of Leaside, City of York and City of Toronto ZBL 438-86 and it appears further OP amendments may also be required (wording found at the top of page 3 of the Notice is unclear as to what is required). Also parking standards have been relaxed.

The reasons for CORRA's objection are:

Substantive Issues:

- The amendments (up-zoning combined with deregulation in density and use) are premature and precede OP Policies not yet in place.
- The performance standards contained in the Avenues and Mid-Rise Buildings Studies extensively used to determine the OP and zoning amendments is also premature as further consultation with stakeholders including resident/ratepayer groups during the monitoring period have been directed by Council to complete the review of the Mid-Rise Building performance standards.
- The adoption of Urban Design Guidelines for Eglinton Avenue (Attachment 3 from Staff Report dated July 24, 2014) is premature as they are premised on the final adoption of Mid-Rise Buildings studies and Tall Buildings

Reporting – Adequate and Timely Information:

- There does not appear to be a final staff report with planning justification for the amendments. For example in reviewing Diagram 6 - Zoning Amendments (p. 45 of Staff report dated July 24, 2014), the existing ZBL 569-2013 CR height is 16M (about 5 storeys) and the present height conditions would suggest there is room for growth. Additional proposed height increases range from 21% to 59% change from 16M along this segment.
- As with the Public Statutory Meeting for the OP amendments from Jane Street to Laird, there appears to be an ever-changing implementation report to consider in conjunction with the statutory requirements.
- Formal Notice was issued on July 16, 2014 for a Public Statutory Meeting on August 7, 2014. A Staff Report dated July 24, 2014 with the proposed amendments was posted on PGMC Agenda on July 31st, not making available the materials for review at least 10-days for the public statutory meeting. CORRA has written to PGMC previously with respect to this issue.

Due Process:

- The failure to uphold the statutory requirements for the giving of notice and for informing and obtaining the views of the public as set out in the official plan.
- On closer examination the area zoning amendments are site specific exceptions to the CR zone by way of an "x". It is uncertain whether those entitled to notice for such amendments received notices.
- While the July 16th, 2014 notice notes the open houses of May 12 and May 15, formal notice for these meetings were not provided through the City Clerk, these meetings were arranged 1 day before Council approved the 21 Recommendations / Implementation on May 6, 2014, and no formal or verbatim minutes were taken. This is not adequate.
- CORRA has sited this often, we speak on behalf of resident and ratepayer groups to ensure meaningful participation that involves being informed and included in non-statutory and statutory consultations, in receiving notice, adequate information and time to review to participate in a meaningful way.

With respect to Recommendation 1:

The recommendation to have Council confirm the listed substantive issues be replaced with a report from Chief Planner outlining the changes made since City Council's May 6, 2014 approval of recommendations that require OP and Zoning amendments with full planning justification to report back to Planning and Growth Management Committee with Notice in 2015 prior to adopting any proposed Zoning / OP amendments.

With respect to Recommendation 2:

Additional consultation meetings should be made available to all residents/ratepayers, their groups and interested parties along the Eglinton corridor not just to Ward 26.

CORRA ask Council not to proceed in haste and to have the results of full study and reporting with the necessary consultation in the affected areas and representation at Community Council before returning to Planning and Growth Management Committee in 2015.

Please keep CORRA informed of all decisions related to the Eglinton Connects Planning Study / Eglinton Crosstown LRT / Eglinton Scarborough Crosstown LRT.

Sincerely,

CORRA Executive Team
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