

## SAHRA Information – June 3, 2015

### 2078 Avenue Road (at Joicey)

In our email on May 11<sup>th</sup>, we informed you of the results of the May 7<sup>th</sup> Committee of Adjustment hearing for this property...the developer withdrew the Application! We asked the Councillor and the Building Department to review the situation to determine what this meant/what the developer's intentions were/where we go from here.

We talked with Will Johnston, Director, Building Department on May 27<sup>th</sup>. He confirmed that the Building Department is "standing strong on the need to comply" - that they want compliance. We understand that Building has revoked the Permit and that they are discussing the issue with Legal.

Meanwhile dismantling work continues, perhaps to correct non-compliant issues?

We have explained to the Building Department that SAHRA is very concerned about what this developer is doing. It is precedent-setting for other developments on Avenue Road.

We will continue to ask the Building Department to report on status/compliance.



Pictures as of June 1<sup>st</sup>

### 250 Lawrence Avenue West Community Consultation Meeting

Monday, June 8, 2015 6:30 – 8:30

Lawrence Park Collegiate, Chatsworth Drive

This application proposes a **11 storey residential apartment building** (it is now a medical/commercial building) with a height of 40.2 metres including mechanical space containing 264 dwelling units with three levels of underground parking fronting on Lawrence Avenue West. A pair of 3-storey semi-detached dwellings and three 3-storey townhouse dwellings are also proposed fronting on the west end of Glengarry Avenue. A total of 225 parking spaces are proposed.

The Preliminary Staff Report is attached which gives details on the Proposal. The following sections have been extracted from that report:

#### Issues to be Resolved

The application raises significant planning concerns with regards to the proposal of an **11-storey building** with an overall site density of 4.11 (based on a site area of 5,137 square metres excluding the lands beyond the 10 metre top of bank) and the impacts of this development on the Lawrence Avenue West streetscape and adjacent properties. Planning concerns are specifically related to the proposed height, density and built form proposed and their impact on the surrounding area.

On a preliminary basis, the following issues have been identified:

- The appropriateness of re-designating the lands from *Neighbourhoods* to *Apartment Neighbourhoods* under the Official Plan;
- Evaluation of the proposal with respect to the Lawrence Avenue West Streetscape and its impacts on future potential development along Lawrence Avenue West adjacent to the site;
- Potential changes to the scale and density of this portion of Lawrence Avenue particularly the lands to the west.
- Appropriateness of the proposed number of proposed dwelling units, the housing type and the overall density to be located in this development;
- Appropriateness of the proposed height, density and massing;
- Relationship to lands within the Avenue Road Avenue overlay which permits a maximum height of 7 storeys;
- Loss of commercial gross floor area and employment;
- Organization of the site and the relationship of the buildings to public streets, location of front entrances and open spaces;
- Evaluation of the application by the Toronto and Region Conservation Authority;
- Compatibility and fit with neighbouring residential uses, including building type, setbacks, built form and streetscape;
- Evaluation of tree replacement and site remediation;
- Location and design of servicing, overland flow route and trunk sewer modification, garbage pick-up and access to underground garage;
- The number of parking spaces and the design of the parking area;
- The amount of indoor and outdoor amenity space located on site and the need for shared amenity space;
- The adjacency of the development to the Douglas Greenbelt;
- Assessing potential traffic impacts generated by the proposed building;
- The adequate provision of vehicular and bicycle parking spaces; and
- The applicability of Section 37 of the *Planning Act* to secure appropriate community benefits should the application be recommended for approval.

Please join us for this important meeting.

## Speed Limits on SAHRA's Streets

Searches have been done on Municipal Code Speed Limits for the 21 streets within SAHRA's boundaries. It is very interesting that there are anomalies to what we would expect which would be primarily 40 km/hr speed limits on the residential streets within our main street boundaries. If no speed limit is posted, the default speed limit of 50 km/hr applies. We appear to have 10 situations that need to be reviewed. SAHRA is arranging a meeting with Traffic Operations to review all of these anomalies at one time, as the most efficient way to deal with the problems.

Street Name	Suffix	From	To	Speed Limit	Between
Apsley	Road	1	21	40	Esgore Drive and Yonge Blvd
Armour	Blvd	2	29	40	Ridley and east end of Armour Blvd.
Avenue	Road	1919A	2181	50	
Belgrave	Ave	1	69	40	Wilson and north end of Belgrave
Brooke	Ave	44	216	40	Bathurst and Wilson
Delhi	Ave	3	54	40	Westgate Blvd and Ridley
Dunblaine	Ave	1	25		
Elm	Road	395	468	40 / 50	Roe and Lawrence Ave but not listed above Roe
Esgore	Drive	1	120	40	Yonge Blvd and Brooke
Felbrigg	Ave	27	133	40	Avenue Rd and Mason Blvd
Greer	Rd	379	391	40/50	40 from Roe down to Chatsworth but not listed above Roe so 50
Haddington	Ave	1	91		40 only defined for west of Avenue Road so 50 on the east side
Harley	Ave	1	30	50	40 only from Yonge Blvd east to Mason so 50 on the west side; becomes Greer
Hedon	Ave	7	12		Not listed so 50; very short residential street running between Saunders & Esgore

Jainey	Place	1	20		Not listed so 50; very short residential street running between Joicey & Haddington
Joicey	Blvd	44	188	40?	Says from Old Orchard Grove and a point 1226.1 metres north of Old Orchard Grove - where does this end? Should go up to Avenue Road.
Ravenhill	Road	3	19		
Ridley	Blvd	91	205	40?	Bombay and Armour Blvd; Says from Old Orchard Grove and a point 1226.1 metres north of Old Orchard Grove - where does this end? Should go up to Avenue Road.
Saunders	Street	7	32	40	Wilson and Esgore
Wilson	Ave	83	166	50	
Yonge	Blvd	7	278	40	Northeast end of Yonge Blvd and Wilson; Wilson and Brooke

### FoNTRA Letter on Bill 73: Smart Growth For Our Communities Act 2015

On June 2, 2015, The Federation of North Toronto Residents' Associations which is an umbrella organization currently representing 32 residents' associations located in the heart of Toronto, forwarded an opinion to Provincial and Municipal Officials with Reform recommendations on the proposed provincial Bill 73: Smart Growth For Our Communities Act, 2015. It includes comments and recommendations related to the [TORONTO OFFICIAL PLAN](#), [TORONTO'S ZONING BY-LAW](#), [TORONTO'S PLANNING PRACTICE](#) and [TORONTO'S COMMITTEE OF ADJUSTMENT](#). The full letter is attached,

FoNTRA observations are given on the key planning reforms proposed in Bill 73 as seen through a specific Toronto lens.

#### REFORM 1: Conformity of Official Plans with the Growth Plan and PPS

FoNTRA supports the prohibition of appeals to the Official Plan on certain specified matters. However, all aspects of the Growth Plan, not just growth forecasts and settlement boundaries, need to be covered. Today, nine years after the Growth Plan came into force in 2006, only 71% of lower-tier municipalities in the Greater Golden Horseshoe have actually brought their Official Plan into conformity with the Growth Plan and, while all 21 upper and single-tier municipalities have brought their Official Plans into conformity, only 76% are actually in effect or partially in effect. The Province's failure to ensure a timely implementation of the Growth Plan has created uncertainty and confusion, regularly exploited by developers who argue that their particular proposal better meets the Growth Plan than the Official Plan which already may be in conformity. FoNTRA recommends that compliance of all Official Plans with Provincial Policies and Plans be required within two years of the coming into force. Once the Province has determined conformity and approved a Plan, related appeals to be defended by municipalities need to be prohibited.

#### REFORM 2: Global Appeals of new Official Plans

While FoNTRA supports in principle the proposed prohibition of global appeals of new Official Plans, FoNTRA recommends that Bill 73 define what constitutes a 'new' Official Plan. Toronto has no 'new' Official Plan.

#### REFORM 3: Moratorium on Amendments to new Official Plans by Private Parties

FoNTRA supports the moratorium on amendments to new Official Plans by private parties but recommends that the time period be extended from two years to five years. FoNTRA has long advocated a strengthening of both the planning substance and the planning process, as follows: 1) Official Plans should be required to provide population and density allocations in order to offer intelligent guidance for site-specific re-zonings; and, 2) site-specific amendments to the Official Plan by individuals should be eliminated or curtailed in order to maintain the validity of adopted public policy in between the mandatory comprehensive reviews.

#### REFORM 4: Specified Content of Official Plans

FoNTRA supports the requirement to make it mandatory for Official Plans to include the description of measures and procedures for informing and obtaining the views of the public in relation to certain

planning documents. However, FoNTRA believes that an even stronger need exists to make it mandatory for Official Plans to describe population allocations and development densities, in order to properly plan for infrastructure needs.

**REFORM 5: Review Periods for Official Plans**

FoNTRA supports the extension of the mandatory review periods for Official Plans from five years to ten years but recommends that this provision apply to all Official Plans, not just 'new' ones. FoNTRA recommends that the review period be limited to two years in order to prevent piecemeal 'thematic' reviews, as currently conducted by Toronto, of an Official Plan which had been characterized, as follows: *"The Plan is an integrated document. For any individual part to be properly understood, the Plan must be read as a whole."*

### **REFORM 6: Imposition of Development Permit System**

FoNTRA does not support the proposal to authorize the Minister imposing a development permit system on local municipalities or to authorize upper-tier municipalities to adopt by-laws imposing similar requirements on lower-tier municipalities. While FoNTRA recognizes that development control using development permits can offer advantages under certain specific circumstances, Ontario currently lacks the necessary experience gained from a practical application. The few lessons learned from the extremely limited use of a development permit system in Lake of Bays, Carleton Place, Gananoque, and Brampton's Main Street North Revitalization area have little relevance to the Toronto situation with almost half a million separate land parcels in need of an effective regulatory framework.

### **REFORM 7: Operation of Section 37 of the *Planning Act***

FoNTRA supports the proposal to require any money collected under Section 37 to be kept in a special account and subject to an annual financial statement. However, the use of Section 37 requires additional safeguards. As outlined above, and contrary to the statutory requirements, Toronto maintains obsolete zoning regulations, in part at least, to generate cash by allowing developments that exceed the prescribed height or density. FoNTRA recommends that the *Planning Act* limit the use of this tool to Zoning By-laws updated to implement the Official Plan and only for physical improvements that directly increase the carrying capacity of the site to be developed. Absent of these additional amendments to the *Planning Act*, the use of Section 37 still fails to meet fundamental planning principles.

### **REFORM 8: OMB to 'have regard to' information and material received prior to appeal**

FoNTRA supports the proposal to require the OMB to have regard to written and oral submissions from the public received by the municipal council or approval authority in cases where appeals arise from a failure of a municipal council or approval authority to make a decision within the stipulated time frame.

### **REFORM 9: Moratorium on Minor Variance Applications**

FoNTRA supports the moratorium on minor variance applications following owner-initiated site specific amendments to the Zoning By-law but recommends that the time period be extended from two years to five years. A two-year limitation is unlikely to stop this practice for large and complex projects with a lengthy development process. However, FoNTRA does not support a similar two-year moratorium following the adoption of a comprehensive Zoning By-law. As outlined above, Toronto has a large number of legal non-conforming properties whose pre-zoning development standards have never been captured adequately in any Zoning By-law.

### **REFORM 10: Operation of the Committee of Adjustment**

FoNTRA supports in principle the proposal to add to the existing four tests for minor variances a requirement to consider any prescribed criteria. It is assumed that this provision relates to the stated intent to define the nature of minor variances through regulation. FoNTRA also supports in principle the proposal to require written reasons for Committee decisions as long as this requirement is better defined. Toronto's Committee of Adjustment routinely issues written reasons, albeit totally meaningless, since they simply repeat the language of the *Planning Act*.

**In summary, Toronto will not be able to benefit from key planning reforms unless the ten refinements listed above are implemented - perhaps through amendments to the *City of Toronto Act*.**

FoNTRA appreciates this public consultation and is ready to discuss its ideas with Ministry staff and at the upcoming legislative hearings.

## **Proposed Changes to Policies for Health Neighbourhoods, Neighbourhoods and Apartment Neighbourhoods**

On Tuesday, June 16, 2015, City Planning Staff is holding an Open House to discuss revised proposed changes to the Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods* sections of the Plan. Open House details are provided in the attached PDF notice.

### **Tuesday, June 16, 2015**

6:30 - 9:00 pm (staff presentation starts at 7:00 pm)  
Room 308-309, Metro Hall, 55 John Street, Toronto

The City values your input and wants to hear your views on these proposed changes to the Official Plan.

The revised proposed policies were developed after extensive public consultation in late 2014 and were considered by the Planning and Growth Management Committee on April 13, 2015. Click [here](#) to access the staff report (PDF) that presents the proposed policy changes and also discusses 'what was heard' during the fall 2014 public consultations. To review the Executive Summary of the public consultations click [here](#) to open the PDF.

## Waste Strategy

**Project Update #4** (attached) is posted to the Long Term Waste Management Strategy website: [www.toronto.ca/wastestrategy](http://www.toronto.ca/wastestrategy) and includes information on:

- Draft Vision Statement
- **Details of June Public Consultation Events happening across Toronto**
- Draft Evaluation Criteria and Preliminary Options
- Information on Survey #3 (online survey, available June 9 until July 24 [here](#)), that will ask for feedback on the draft list of options being considered and criteria used to evaluate them.
- Information on the next event in the Waste Education Speaker Series - [Wast\(ED\): Food](#)

This phase of the Strategy is pivotal as the feedback received through June and July will help shape the future of waste management in Toronto. Please share information with your network contacts to read Project Update #4, [attend an upcoming public consultation event](#), and/or submit their comments on Survey #3, once it is live on June 9th.