



Michael Walker

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November 15, 1999

Mr. Paul Bedford
Executive Director and Chief Planner
City Planning Division - Urban Planning and Development Services
22nd Floor - Metro Hall
55 John Street
Toronto, Ontario
M5V 3C6

Re: Official Plan Submission

Dear Mr. Bedford,

Please find attached my submission for the City of Toronto's New Official Plan. It highlights some of the priorities that we here in North Toronto feel must be reflected in the vision for the new City.

All of us share your hope that Toronto's new Official Plan will provide a mission statement that will guide development and growth in the new City of Toronto. However, there exists in our community a great deal of concern that while recognizing the existence of "stable neighbourhoods" and their value to our city, the new Official Plan does not go far enough to spell out what exactly constitutes a "stable neighbourhood" and what mechanisms will be in place to protect that stable neighbourhood from unreasonable, unnecessary and unwanted development.

North Toronto is a special part of our City. Its neighbourhoods, its apartment buildings, its retail strips, its beautiful parks, and its commercial hub at Yonge and Eglinton all combine in a delicate balance to create one of the most unique, vibrant and livable communities in the City. Its residents enjoy a high quality of life because of the delicate and careful way in which renewal and reinvestment has occurred over the years. This much sought after quality of life however is one of the reasons why developers are so interested in building and intensifying in the area.

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You can understand then, how many residents and business owners in the community might be concerned that a new Official Plan that speaks in generalities; does not refer to specific areas; or specific protections for those areas - may upset the delicate balance that currently exists in our environment. We understand that your vision recognizes the importance of stable neighbourhoods through its first lens. However, we all share concerns about the strength of this new vision in defending neighbourhoods from developers who are intent on 'cashing in' on North Toronto's quality of life and sense of community.

Residents of North Toronto are concerned about the new Official Plan's usefulness as a tool to fight developers who are trying to shoehorn high/medium density developments into low density or single family residential neighbourhoods. This new Official Plan must provide residents and community associations with the necessary tools and a clear advantage in maintaining those characteristics that define areas like Lawrence Park, Bedford Park, Sherwood Park, Lytton Park and South Eglinton to name a few.

This new Official Plan must recognize that much of the old City of Toronto and particularly North Toronto is built out. Whereas other communities in the new City of Toronto may suffer from the consequences of urban sprawl, North Toronto's densities are at a desirable level now. Further strain on social services, roads and parking will only drive the level of desirability lower. For this reason we believe that the new Official Plan must identify specifically, not only what constitutes a 'stable neighbourhood', but the stable neighbourhoods themselves.


A new Official Plan must reinforce the intentions of the Zoning By-law to protect the quality of life that is so frequently threatened at the Committee of Adjustment, City Council and the Ontario Municipal Board. For example, currently, a redevelopment is being proposed for a site abutting a ravine in Bedford Park. How does the existing Zoning By-law protect this neighbourhood? A new Official Plan should give residents

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the tools to protect this vision of stable neighbourhoods and their historic and stable characteristics. It should not be a *bargaining benchmark* for developers to use as a starting point to negotiating for more at City Council and the Ontario Municipal Board.

Please carefully consider the attached submission. I look forward to your reply.

Yours sincerely,



Michael Walker
Councillor - Ward 22

- cc. **The Bedford Park Ratepayers Association**
- The Lawrence Park Ratepayers Association**
- The Sherwood Park Residents and Ratepayers Association**
- The South Eglinton Residents and Ratepayers Association**
- The Lytton Park Ratepayers Organization**
- The Avenue Road/Eglinton Community Association**
- The Oriole Park Residents and Ratepayers Association**
- The City Limits Business Association**
- The North Toronto Tenants Network**
- People and Organizations in North Toronto (POINT)**
- Councillor Anne Johnston**
- Councillor John Adams**
- Councillor Ila Bossons**
- Councillor Joanne Flint**
- Councillor Milton Berger**