

# **OFFICIAL PLAN SUBMISSION**

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1. The following North Toronto neighbourhoods be recognized in the new Official Plan as 'stable', and that they be given special protections in terms of proscribed limits on heights and densities for redevelopment.

Teddington Park	Lytton Park
Wanless Park	Avenue Road-Eglinton
Bedford Park	Oriole Park
Lawrence Park	Sherwood Park
South Eglinton	

*There is also some consensus that **North Toronto should be viewed entirely through the first lens.** In light of this, certain exceptions should be made for the areas of Yonge Street that go through residential areas. However, segments of arterial roads currently zoned low-density residential should remain low-density residential and any redevelopment should conform to the heights and densities of the adjacent residential neighbourhoods.*

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## **2. Infill and Renewal on Residential Streets**

Heights and densities of development and redevelopment on residential streets must not exceed the mean average of the surrounding structures.

*New investment must be sensitive to the expectations of homeowners when they purchased their homes, when these expectations are eroded by over-development in their community, the quality of life in the neighbourhood suffers.*

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## **3. Main Street Intensification**

Intensification should occur in the city centres of the former municipalities of Scarborough, Etobicoke, North York and York.

*In the old City of Toronto, municipal lots are smaller and coverage is denser and tighter. **The city centres of the former municipalities have larger lots and much less density.** Efforts should be made to direct renewal, particularly those proposing severance and intensification to those former cities of Scarborough, Etobicoke, North York and York..*

*The concept of intensifying "nodes" or "hubs" has come out at many Official Plan meetings in the community. For the health of the Public Transit system in our City, an effort should be made in the new Official Plan to maintain these former city centres as hubs of development in their respective communities and to build on what is existing.*

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#### 4. Zoning on Arterial Roads

Mixed Commercial/Residential development should be encouraged in any renewal of existing commercial or mixed use segments of main streets and should adhere to existing heights and densities of the surrounding buildings.

*There are far too many re-zonings that change former industrial/commercial lands into residential, particularly in the old City of Toronto. **People need to work where they live** - this reduces reliance on the automobile and reduces a variety of long term costs - social and environmental.*

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#### 5. Elimination of Legal Non-Conforming Uses

Renewal of properties with non-conforming uses or site specific Zoning By-law amendments should be redeveloped to conform within the constraints of the Official Plan and Zoning By-law of the day.

*The policy of eliminating site-specific legal non-conforming uses has been a successful and popular one. This policy should be strengthened and maintained in the new Official Plan and new non-conforming re-zonings should not be permitted.*

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#### 6. Greenspace and Environmentally Sensitive Areas

- ❑ **Environmentally sensitive and important areas must be preserved and maintained.**
- ❑ **Old developments should be pulled away from ravines while new developments should not be approved abutting ravines, heavily treed lots and parks.**
- ❑ **New development must preserve and incorporate existing greenspace into design**

*Quaint and secluded areas such as the Riverview Ravine and Alexander Muir Park provide buffers between existing properties and arterial roads and are important to the health of the entire City of Toronto, particularly the neighbourhoods in which they are located.*

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#### 7. Variances, Re-Zonings and Official Plan Amendments

The new Official Plan should provide residents with the tools needed to protect the historic and stable characteristics of their neighbourhoods. All too frequently, the Official Plan, the Zoning By-law and other limits on heights and densities are treated as floors rather than ceilings in the negotiating process between developers and residents.

*The new Official Plan should proscribe limits and require that new development and renewal conform to those limits. These are the only tools residents have available to them when fighting a development at the Committee of Adjustment, City Council and/or the Ontario Municipal Board. They should be effective and consistent.*