

Summary of Public Comments

Since the Planning and Development Committee (PDC) Meeting on March 18, 2024 ([here](#)), a number of comments were received from stakeholders. These comments have been summarized and grouped based on key themes.

Comments are still being accepted and a complete master summary table will be released as part of the Recommendation Report in early 2025.

Theme	Comments Received	Suggested Changes
Major Transit Station Area (MTSA) heights	<ol style="list-style-type: none"> 1. MTSA (Major Transit Station Area) heights and policies are too restrictive 2. Concerns about a maximum height of 25 storeys 	<ol style="list-style-type: none"> 1. Policies revised to allow for more flexibility especially in accommodating affordable housing rates 2. Heights increased in select areas along the LRT corridor and Dundas Street to enable more housing
Housing Mix and Targets	<ol style="list-style-type: none"> 1. Affordable Housing percentage requirements and mix of unit types are too restrictive 2. Concern that phased development should have a range and mix of housing types per development phase 3. Concern with Residential High-Rise height caps within neighbourhoods 	<ol style="list-style-type: none"> 1. Language is revised to provide flexibility while still highlighting the need for family size units 2. Policy on phased development will be deleted 3. Policy applies only to neighbourhoods and provides for heights similar to existing high-rise buildings to ensure infill development is sensitive to the surrounding context
Mid-Rise	<ol style="list-style-type: none"> 1. Concerns that ‘Residential Mid-Rise’ designation amounts to “down-designation” 2. Height limited Right of Way (ROW) width 3. Transition policies including a 45 degree angular plane are too restrictive and 	<ol style="list-style-type: none"> 1. Mid-Rise designations are mostly found in neighbourhoods or in areas where development is environmentally constrained. Heights range between 5 to 12 storeys depending on the character area.

Theme	Comments Received	Suggested Changes
	<p>should not be the only way to regulate height</p>	<ol style="list-style-type: none"> 2. Language related to ROW will be modified to allow for more flexibility and to remove the ROW requirement where appropriate 3. Policy for a 45 degree angular plane updated and made more general to provide increased flexibility in built form
<p>Retail Preservation</p>	<ol style="list-style-type: none"> 1. Redevelopment having to replace commercial floor space on a 1:1 ratio is too restrictive and does not consider market trends 	<ol style="list-style-type: none"> 1. Policy will be modified to address this. Replacement ratio of lost commercial space will be determined based on the size of the site/redevelopment. Non-residential employment uses are necessary to meet the density target of people and jobs and to ensure complete communities
<p>Employment Areas</p>	<ol style="list-style-type: none"> 1. Concerns with concentrating high-density employment uses in MTSAs and Strategic Growth Areas (SGAs) 2. Concerns with prohibiting new freestanding retail uses on sites with retail as a predominant use 	<ol style="list-style-type: none"> 1. MTSAs and SGAs are identified by provincial plans and policies as areas most suitable for high concentrations of jobs in order to support transit and infrastructure investment 2. Lawfully established retail and accessory retail uses will continue to be permitted however, through new provincial directions, Major Retail is intended to locate outside of Employment Areas
<p>Parks</p>	<ol style="list-style-type: none"> 1. Privately Owned Public Spaces (POPS) having to front onto public streets at street level restricts site layout opportunities 	<ol style="list-style-type: none"> 1. This criteria for POPS has been revised