

PG4.1.3

From: "Dennis Bryant" <dennis@bryantrenovations.com>
To: <Councillor_Vaughan@toronto.ca>
CC: <councillor_milczyn@toronto.ca>, <pgmc@toronto.ca>, <dchin@bildgta.ca>, ...
Date: 4/25/2011 3:41 PM
Attachments: Trevor's letter about zoning & permit issues at 70 The Kingsway.docx

April 25, 2011

Dear Adam Vaughan:

I wanted to let you know about the problems that the new zoning be-law has been creating for my business. I'm attaching a description from my designer about the problems it has created for us at just one address. It has been a problem at others to a lesser degree. It has caused my company to lose money and has delayed employment for my carpenters and sub trades. Delays are very costly for me when they are incomprehensible and we can do little to overcome them when they seem so arbitrary. I have spent money on an engineer to write a report so that I could skirt my first inspections in order to get started before final approvals. Needless to say my client has been furious over the slow progress. He runs a transnational business, owns a house in the US where he has his family right now and for the benefit of Toronto we don't want him to become exasperated and move from here.

As for the new by-law itself I keep getting the impression that it ignores existing downtown housing in its higher density pattern as opposed to the more spread out nature of it in the newer parts of the city. For instance where we could have built close to the property line, as most housing is built downtown; we are now being told that we need 4' setbacks, well as you know a 15' wide lot would leave us with only a 7' wide addition - not very practical. The GFA of a house now includes unusable attic space. Most downtown homes are over the GFA limits already and now it puts them even further over making expansion ever more difficult.

Whatever you can do to help untangle this mess would be appreciated by me and other legitimate contractors. I would request that the by-law be repealed, in order to avoid any further delays/complications which may arise from the adopted Amendments to the by-law.

Yours truly,

Dennis Bryant

final logo cropped

Dennis Bryant

703-680 Queens Quay W

Toronto, ON M5V 2Y9

416.260.0818

dennis@bryantrenovations.com

www.bryantrenovations.com