



May 6, 2011

VIA E-MAIL: pgmc@toronto.ca

Planning and Growth Management Committee
Att.: Ms. Merle MacDonald, Committee Administrator
Toronto City Hall, 100 Queen Street West,
Toronto Ontario M5H 2N2

RE: *Special Meeting: 10 May 2011 – Item PG4.1*
Proposed Repeal of Zoning By-law No. 1156-2010

Dear Committee Members:

We are writing to the Planning and Growth Management (P&GM) Committee to express our concerns about the proposed repeal of Zoning By-law No. 1156-2010. We will also be conveying these comments by means of a deputation at the Special Meeting on May 10.

Our letter to Mayor Ford of April 11, 2011 (see attached) initially identified three concerns with the proposed repeal of the By-law: the lack of due process, the OMB's reliance on the By-law, and compliance with the Official Plan. The P&GM Committee has now moved to deal with the due process matter. Matthias Schaefer's submission to the P&GM Committee (dated May 5), however, has identified other concerns. FoNTRA is strongly supportive of the concerns expressed in his submission.

Prior to the passing of By-law 1156-2010 last year FoNTRA expressed our compliments to City's Planning Staff for significant changes to the new Zoning By-law, in particular, those affecting residential neighbourhoods. At this point, however, FoNTRA objects to the decision of the Planning and Growth Management Committee to recommend the repeal of the By-law after only eight months of its existence.

FoNTRA recommends that the proposed repeal of Zoning Bylaw 1156-2010 be withdrawn. Should the repeal be approved, however, we recommend the exclusion of all residential provisions from the repeal.

Finally, representatives from FoNTRA and others played an important role with the City staff in discussions about changes to the proposed harmonized Zoning By-law, especially with respect to *Neighbourhoods*. If the new Zoning By-law is repealed at Council, we would request that representatives from FoNTRA would have a seat on a committee, should one be formed, to consider revisions to the harmonized Zoning By-law.

Thank you for allowing us to address the committee.

Yours truly,

Peter Baker
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Attachment – April 11, 2011 letter to Mayor Ford

Cc: City Councillors
Councillor Peter Milczyn, Chair, P&GM
FoNTRA representatives and others

The Federation of North Toronto Residents' Associations (FoNTRA) is a non-profit, volunteer organization comprised of 27 member organizations. Its members, all residents' associations, include at least 170,000 Toronto residents within their boundaries. The 27 residents' associations that make up FoNTRA believe that Toronto can and should achieve better development. Its central issue is not *whether* Toronto will grow, but *how*. FoNTRA believes that sustainable urban regions are characterized by environmental balance, fiscal viability, infrastructure investment and social renewal.



April 11, 2011

His Worship Mayor Rob Ford
City Hall, 2nd Floor
100 Queen St. West
Toronto, ON M5H 2N2

Dear Mayor Ford,

We are writing to express our concerns about the City's Planning and Growth Management Committee's (P&GM) decision to recommend repeal of Zoning By-law 1156-2010.

We understand that this recommendation would allow staff to work through the objections and technical errors to the harmonized Zoning By-law in order to bring it back to City Council by January 2012.

Our concerns are threefold: **First**, at P&GM there was no notice of intent to repeal the Zoning By-law which may have an effect on appellants of the By-law to the OMB as well as on groups and individuals who did not object because they were satisfied with the By-law; **Second**, the implications of the proposed repeal appear not to be considered as the OMB may have made decisions which relied on the harmonized By-law; and **Third**, the decision may not be in compliance with the Official Plan in regard to provisions related to *Neighbourhoods* and with the *Planning Act*.

As you may be aware, representatives from FoNTRA and others played an important role with the City staff in discussions about changes to the proposed harmonized Zoning By-law, especially with respect to *Neighbourhoods*. If the new Zoning By-law is repealed at Council, we trust that representatives from FoNTRA would have a seat on any residents' group committee, should one be formed to consider revisions to the harmonized Zoning By-law.

Thank you for the opportunity to express our concerns regarding this important matter.

Yours truly,

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Cc: City Councillors
Councillor Peter Milczyn, Chair, P&GM
Gary Wright, Chief Planner
Joe D'Abrano, Director, Zoning By-law
and Environmental Planning
FoNTRA Representatives and Others

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