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My experience with planning reform extends over a 25-years and different perspectives ranging from running a design-build practice to my current role as a community-based planning. In the 1980's, I represented the building industry in negotiations with the City, and took the direction that produced the Zoning Impact Study - which unlocked planning reform resulting in Toronto's 1986 zoning by-law that we are now reforming. Later still, as head of CORRA, I negotiated the resolution of community issues leading towards the approval of Toronto's Official Plan. More recently, I was involved in the preparation of Sydney Australia's re-urbanisation strategy - which involved currentising and consolidating thirty-six zoning by-laws into one. My remarks here today arise from this experience.

The Harmonized Zoning By-law, HZB, should not be repealed but instead remain in effect to be redressed over time in the conventional practice. To delay its entirety ignores its broader substance and its beneficial value in informing and orchestrating Toronto's development. There is grave concern that a repealed HZB will descend into a prolonged morass of uncertainty. There is no guarantee that the HZB will re-emerge as a better by-law overall, nor any certainty when it will reappear. Meanwhile, Planning has much work on its plate to get on with, which will repeal interrupt Planning – affecting its attention and disposition of manpower. Furthermore, Planning is best practiced relying upon the contemporary HZB's rather than reverting to what are archaic pre-Official Plan zoning by-laws.

Considering that the HZB represents an all-encompassing planning reform - I'm surprised that there are not more appeals! By its nature a zoning by-law is truthed against every individual property city-wide, and truthed again from the vantage of the adjacent properties. Every provision establishes an element of as-a-right, and reciprocally imposes restriction - hence raising appeals.

To presume the Harmonized Zoning Bylaw should be set upon a pedestal, to be measured as if all things for all situations is a mug's game. A city-wide plan always involve exceptions, contradictions, contentious view points and areas requiring refinement. So it is that the planning process includes remedial conventions for adjusting and amending procedures intended to adapt its framework in an orderly fashion over time. We need to recognise the advancements of the HZB over the prior instruments it replaces and see to it that it is rightfully set in play today.

Since the new Official Plan was introduced, a void has existed that the HZB is intended to fill. This all too long interval has become an era of unbridled development thrusts - in lieu of there being any contemporary Local Planning Framework. This state of affairs has replaced reasoned planning with self-serving arguments devoid of equilibrium, lacking reciprocity, and leaving in its wake a litany of precedents established.

If the HZB is to be repealed, it should be repealed in parts rather than as a whole - call it 'A Two Part Harmony'. The HZB is to implement our new (now not so new) Official Plan. It's not all about 'harmonization'... but more importantly about articulating Toronto's new re-urbanisation strategy of 'intensification'. The Official Plan identifies where no or little intensification is intended - such as Apartment and Residential Neighbourhoods. And the Official Plan states where there is to be intensification - in the City's Mixed-Use Areas, Centres and Mainstreets. Our residential neighbourhoods are well served by the HZB and should not be denied its benefits. If the HZB is considered in these two parts its provisions for Neighborhoods can and should remain intact. In areas where intensification is expected - these might be held back subject to further Planning work as it establishes comprehensive Local Planning Frameworks.

I mentioned at the outset, there is much work on Planning's plate. These urgently requiring attentions. Undertaking these exercises may well provide the necessary bromide - resolving many of the HZB's contentions in a forward moving fashion. The Eglinton Transit Corridor is a good example in point. It represents an intensification ribbon traversing across Toronto, containing 25-transit station nodes of intensification that are already experiencing development momentum. Preparation of Local Planning Frameworks for these pivotal points remains outstanding. Meanwhile, existing development overtures are on the one hand boldly justify their initiatives pointing out their immediacy to these station nodes, whilst on the other hand there is no articulation of how these station environments should best be configured to satisfy the City's transit-oriented ambitions called for in the Official Plan. If we don't address these station-places they will naturally result into abysmal failures, simply crowded out by the very developments they're intended to support. There is an matter of lost-opportunities at stake here!

In conclusion:

- The Harmonized Zoning Bylaw should not be repealed.
- Appeals should be addressed according to the established protocols.
- Planning has much work to get on with, requiring the HZB in place today.
- If there is to be a repeal...
  - repeal should be limited to areas where intensification is intended, and
  - repeal should not affect Neighbourhoods, leaving these areas intact.

Sincerely -



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