

Leaside Property Owners Association Incorporated
P.O. Box 42, Station R Toronto, Ontario M4G 3Z3.

May 10, 2011

Chair and Members,
Planning and Growth Management Committee
City of Toronto
100 Queen Street West
Toronto, ON
M5H 2N2

Att: Merle MacDonald, Committee Administrator

Re: Harmonized Zoning Bylaw Repeal

Dear Chair and Members:

I provide this correspondence on behalf of the Leaside Property Owners Association (LPOA). On behalf of our ratepayer association, I had the opportunity in 2009 to participate on a working committee with members of City staff and other ratepayer groups to provide input and feedback to the draft zoning bylaw.

Our primary focus has always been to ensure the existing zoning provisions that govern built form in our community are protected and carried forward. These provisions are contained within East York Zoning Bylaw 1916, a document which has guided development and built form in the Leaside community for over half a century.

We have now had 6 months to observe the impact of the new zoning bylaw on our community. Unfortunately there have been several approvals of new single family dwellings that are distinctly out of character with the built form of our mature residential community. In addition, several Committee of Adjustment decisions have either ignored or misunderstood the provisions and intent of the new bylaw.

While there are many positive provisions in the new bylaw, we believe there are also numerous gaps and loopholes that have allowed inappropriate and incompatible new dwellings to be approved and built in our neighbourhood. There also appears to be confusion of new bylaw provisions in the approval and implementation process.

The LPOA would support amendments to the new bylaw which would address these gaps and inconsistencies, and assure that the protections of East York Bylaw 1916 are preserved. We would welcome the opportunity to continue to participate in any future review process with staff at a working committee or individual level.

The LPOA appreciates your consideration of our submission.

Yours truly,

Brian Athey

President, LPOA

c.c. Councillor John Parker
Joe D'Abramo