



Ontario Association of Architects

May 28, 2014

Planning and Growth Management Committee  
c/o Nancy Martins  
10<sup>th</sup> floor, West Tower, City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2

Dear Members of the Committee,

The Ontario Association of Architects (OAA) appreciated the opportunity to participate in the consultation process over the Local Appeal Body (LAB), and was pleased to see our submission and input meaningfully integrated into the staff report.

While the OAA maintains the position that we do not support any move away from, nor any replacement for, the Ontario Municipal Board (OMB), the OAA did wish to comment briefly on a few items from the staff report.

Should the City of Toronto proceed with establishing the LAB, the OAA would recommend a strict adherence to the principles outlined in the staff report, including a clear focus on planning principles, the elimination of outside interference so as to maintain an independent and unbiased planning and appeals process, and a fee (preferably \$125) that does not restrict access to this process, especially given the already expensive Committee of Adjustment ("C of A") application.

In particular, we noted the following feedback on Page 23 of the staff report:

Some participants also felt that improving the C of A, prior to LAB implementation, could potentially reduce the overall number of appeals filed and subsequently the need to establish a LAB.

The OAA is inclined to agree on this point. As we have repeatedly recommended to the City, including in our opposition to the Zoning Bylaw 569-2013, the City needs to take action to reduce the number of variances required in the first place by changing the as-of-right envelope. Were the City to be appropriately zoned, we are confident the number of C of A hearings would be reduced, thereby reducing the number of appeals at the OMB (or the LAB).

As always, we remain committed to working with the City on issues relating to the built form and hope these comments are of assistance to the Committee.

Sincerely,

A handwritten signature in black ink that reads 'Bill Birdsell'. The signature is fluid and cursive, with a prominent 'B' and 'B'.

Bill Birdsell, B.E.S., B.Arch., OAA, FRAIC  
President

CC: Peter Milczyn, Chair of the Planning and Growth Management Committee