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May 10, 2011

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Submitted via Email: [pgmc@toronto.ca](mailto:pgmc@toronto.ca)

**ATTN: Merle MacDonald, Planning & Growth Management Committee**  
**RE: City-Wide Zoning By-law 1156-2010**

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Toronto Community Housing Corporation is the largest social housing provider in Canada and the second largest in North America. Toronto Community Housing Corporation owns and manages a \$6 billion dollar housing portfolio including more than 360 properties with high-rise and low-rise apartment buildings throughout the City, housing 58,500 households.

Subsequent to our letter on May 25, 2010 to the Planning & Growth Management Committee, Toronto Community Housing Corporation would like to confirm the outcomes of our previous discussions regarding the new consolidated Zoning By-law and its effect on our properties.

Toronto Community Housing Corporation is a registered stakeholder with the City of Toronto for the purposes of making written submissions concerning the draft City-Wide Zoning By-law. Many of the Toronto Community Housing Corporation's concerns and questions regarding the draft new Zoning By-law have been dealt with over several months in 2009 and early 2010 as part of the ongoing consultation process with stakeholder groups and City staff.

The following is a summary of the issues raised previously by Toronto Community Housing Corporation regarding the impacts of the new consolidated Zoning By-law

- **Chapter 800 Definitions and Chapter 200 Parking Standards – Social Housing**  
The existing City of Toronto zoning by-law 438-86, as amended, contains definitions and parking exemptions for "Social Housing" and "Alternative Housing" that have subsequently been removed from the new consolidated zoning by-law. It has been confirmed that Toronto Community Housing Corporation qualifies for parking exemptions under the "Assisted Housing" standard and will continue to work with the Affordable Housing Office in this regard on future development applications.
- **Chapter 700 Legal Non-Conforming**  
Based on our review of the draft Zoning By-law it would appear that certain existing development rights may have been diminished, contrary to the Zoning By-law

Project's mandate to incorporate the intent of the existing zoning by-laws currently in force and effect.

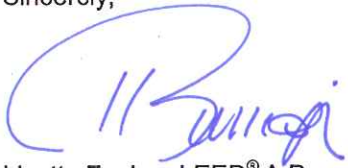
For example, Chapter 10 Residential exempts a lot or building in a residential zone category if the lot or building existed on the date of enactment of the By-law. For certain Toronto Community Housing sites with apartment buildings such as 250 Davenport Avenue (14 m maximum height), 100 High Park Avenue (maximum height 10 m) these sites could be considered exempt under Chapter 10.5.40.200. In both cases the Height Overlay Maps however appear to render the sites non-compliant. If Toronto Community Housing were to redevelop any one of these sites we would not be able to build a replacement structure as-of-right and would be required to obtain a re-zoning to increase the height beyond the Height Overlay Maps of 14m and 10m respectively. Clarification is required as to whether any of these sites will be rendered legal non-conforming or legal noncompliant as a result of the Height Overlay Maps or other regulations contained in the By-law.

▪ **Chapter 10 Residential**

Section 10.5.80.1 of the new consolidated Zoning By-law does not permit charging for visitor parking. By adopting the zoning policy from the former City of North York and applying it across the City it has a significant impact on the operations and revenue for Toronto Community Housing Corporation. The majority of our communities throughout the City (excluding North York) currently charge for visitor parking and the revenue generated are used for ongoing maintenance and to address capital repairs in our buildings.

Our review of the consolidated zoning by-law has identified several other technical errors where the existing and proposed Zoning By-law do not reflect the existing conditions. For example, there are still many instances where TCHC has apartment buildings in areas that are not zoned as RA (Residential Apartment). Unfortunately, given the timeframe for review and comment, TCHC is unable to fully assess the impacts of the consolidated zoning by-law on our entire portfolio throughout the City. We look forward to being kept informed on the status of By-law 1156-2010 and are happy to have more detailed discussions on specifics with City Staff on the matters raised in this letter.

Sincerely,



Lizette Zuniga, LEED® A.P.  
Director, Development & Real Estate, Toronto Community Housing

CC: Bronwyn Krog, Vice President & Chief Development Officer, Toronto Community Housing Corporation

Vincent Tong, Associate Development Manager, Toronto Community Housing Corporation