

PG 4.1.77

MICHAEL B. VAUGHAN, QC. PROFESSIONAL CORPORATION
BARRISTER & SOLICITOR

130 Adelaide Street, West
Suite 3100
TORONTO ON M5H 3P5
Telephone: (416) 363-9611
Secretary: (416) 363-9621
Facsimile: (416) 363-9672
e-mail: mbv@idirect.com

May 9, 2011

Chair and Members
Planning and Growth Management Committee
City of Toronto

Re: Repeal of New Zoning By-law

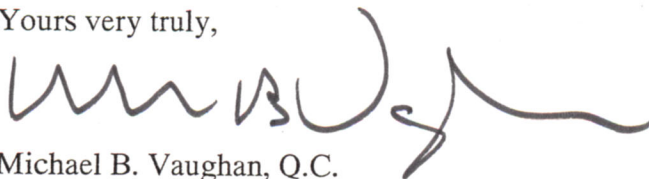
I am a land use planning lawyer and have been dealing with City zoning By-laws on almost a daily basis for over the last forty years. I would urge that you recommend that the new By-law be repealed. It is of no benefit to anybody, staff, citizens or consultants. It just adds costs all round. It does not make anyone's life easier or lead to better development in the City. It just adds to the costly red tape hassle. The extra cost is paid by everybody. It is a disaster. It is unwieldy, inaccessible, inconsistent, and disruptive. What kind of a law is that? It's a joke. It is fatally flawed. It is really a make-work program in the planning department. It is time to turn off the money tap on the new By-law. It is beyond reasonable repair.

The proposition that just because the City is now amalgamated means that we need one new zoning By-law is an ideological proposition. It is not a practical idea. There is no real world reason for it. Toronto is a diverse metropolis in which a number of different communities, neighbourhoods and types of built form are knitted together. The City was built at different times, with different viewpoints in mind and displays different patterns in its different neighbourhoods. That is its character, its strength and its delight. One size does not fit all and there is no more need for one By-law than there is one sports team or religion in the City.

Please do not throw good money after bad. Please respect the taxpayers and recommend that the new By-law be repealed.

Respectfully submitted.

Yours very truly,



Michael B. Vaughan, Q.C.
MBV/gb

CITY CLERK'S OFFICE
SECRETARIAT SECTION
2011 MAY 10 A 9:49