



BUILDING A GREATER GTA
Building Industry and Land
Development Association

October 11, 2012

Councillor Peter Milczyn &
Members of the Planning and Growth Management Committee
City of Toronto, City Hall
100 Queen Street West
Toronto, Ontario
M5H 2N2

Dear Councillor Peter Milczyn &
Members of the Planning and Growth Management Committee,

**Re: October 12th Planning and Growth Management Committee Meeting
Agenda Item: PG18.7 Recommended Changes to the Draft City-Wide
Zoning By-law resulting from Public Consultation - Status**

The Building Industry and Land Development Association is in receipt of the staff report entitled "Recommended Changes to the Draft City-Wide Zoning By-law Resulting from Public Consultation - Status" and we offer you the following comments in advance of the October 12th Planning and Growth Management Committee meeting.

While we understand that the goal of city staff is to harmonize existing zoning standards, we still strongly believe that the by-law needs to be brought into true conformity with the intensification objectives of the City of Toronto's Official Plan and Provincial Growth Plan. The disconnection between the by-law and the Municipal and Provincial Plans will only hinder clear land-use planning and streamlined city-building. The City still needs to move toward an "as-of-right" approach to zoning permissions, rather than the current spot re-zoning approach, thereby also reducing the number of minor variances and related appeals.

We appreciate that staff has made revisions to the definition of Gross Floor Area and included transition provisions for certain complete applications and for existing minor variances, as well as revised language regarding prevailing by-laws. In turn, our concern for these items has been satisfied. While we support these changes noted above, we are still comprehensively reviewing the by-law and we reserve our right to comment on existing and forthcoming changes to the by-law.

In particular, we note the staff recommendations for various suggested changes to the draft by-law and for the potential application of a new Residential Apartment Commercial zone to certain Residential Apartment zones. As interested and affected stakeholders we would also request consultation and notice of the findings for the new Residential Apartment Commercial zone.

Thank you for the opportunity to submit comments. Please feel free to contact the undersigned if you have any questions.

Sincerely,

Danielle Chin, MCIP, RPP
Municipal Government Advisor

CC: *Leona Savoie, BILD Toronto Chapter Co-Chair*
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