

Frances Pritchard
Committee Administrator
Planning and Growth Management Committee
Toronto City Hall
100 Queen Street West
10th Floor, West Tower
Toronto, ON M5H 2N2

PMG
Planning
Consultants

227 Bridgeland Avenue
Toronto, Canada M6A 1Y7
Tel. (416) 787-4935
Fax. (416) 787-0004
E-Mail: pmg@pmgplanning.ca

**Re: March 6, 2013 Committee Meeting
Item PG21.1, Final Report on the Draft City-Wide Zoning By-law
12 & 14 Carhartt Street**



Dear Ms. Pritchard:

We were recently retained by the owners of 12 & 14 Carhartt Street. Upon reviewing North York Zoning By-law 7625 and the November 8, 2012 version of the proposed new Zoning By-law, we discovered that the permission for townhouses is proposed to be removed. The January 22, and February 26, 2013 staff reports do not correct this problem.

By-law 7625 zones the lands RM5, which includes Multiple Attached Dwellings, which is defined as follows:

“Dwelling, Multiple Attached shall mean a building consisting of a series of one family dwelling units each having direct access from the outside.”

This would define townhouses, and no other definition of townhouses is provided in By-law 7625.

The new zoning by-law proposes to zone the lands Residential Multiple Dwelling Zone (RM). Allowed building types include Detached and Semi-Detached houses, Duplexes, Triplexes Fourplexes and Apartment Buildings. Townhouse, which is a defined term in the new by-law, is not permitted. There also appear to be other performance standard changes.

We request that Townhouses be included as an allowed building type, and that any performance standards which are more onerous, be removed.

Yours truly,
PMG Planning Consultants

A handwritten signature in blue ink, appearing to read "Peter Swinton".

Peter Swinton,
B.Arch, MCIP, RPP
Manager of Urban Design

c.c. Daniel Nicholson
Daniel Gilbert