



**Habitat**  
for Humanity®  
Toronto

CELEBRATING  
25 YEARS of  
BUILDING

**PG21.1.215**

155 Bermondsey Road  
Toronto, ON M4A 1X9  
t: (416) 755-7353  
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**March 5, 2013**

**Attention: Frances Pritchard**

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

**Re: 155 Bermondsey Road, Habitat for Humanity Toronto**

Dear Frances Pritchard

My name is Geoffrey McGrath and I am the Manager of Land Planning at Habitat for Humanity Toronto. I am writing this letter on behalf of Habitat for Humanity Toronto to express our grave concern with the proposed re-designation of our site at 155 Bermondsey Road in the Draft City-Wide Zoning Bylaw going before the Planning and Growth Management Committee on March 6, 2013.

The building located at 155 Bermondsey Road was constructed in 2010 and purpose built for Habitat for Humanity Toronto. It houses our offices on the second floor, warehouse space at the rear, and a main floor retail component housing two of our ReStores. The building is LEED Silver accredited. The site is zoned M3 in the North York Zoning By-law 7625. The current building and related uses are as-of-right.

Under the proposed Draft City-Wide Zoning Bylaw the site is designated Employment Heavy Industrial Zone (EH). This zone does not permit office or retail uses. As a result we would lose our as of right permissions that are currently being utilized in our building.

The ReStore locations are vital to the economic viability of Habitat for Humanity Toronto. The funds generated through the sale of donated new and gentle used building materials and household items covers 100% of administrative and fund raising costs. This ensures that 100% of corporate and personal donations go towards the construction of homes for our partner families.

Habitats for Humanity Toronto, along with many of the regional affiliates, are contemplating a merger. The 155 Bermondsey Road site would become the new regional office. This may result in the need for increased office space. Any new office space would not be permitted if the new Draft City-Wide Zoning Bylaw is applied to the site.

We request that 155 Bermondsey Road be removed from the Draft City-Wide Zoning Bylaw so as to maintain our existing permissions that will in term help the long term viability of Habitat for Humanity Toronto.

Sincerely,

Geoffrey McGrath  
Manager of Land Planning, Habitat for Humanity Toronto

cc. Councillor Denzil Minnan-Wong, Ward 34 Don Valley East  
cc. Bruce Johnson, CFO and Acting CEO Habitat for Humanity Toronto

