



BUILDING A GREATER GTA
Building Industry and Land
Development Association

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June 4, 2014

Members of Council
c/o Marilyn Toft, Secretariat Contact
City of Toronto
12th floor, West Tower, City Hall
100 Queen Street West
Toronto, ON
M5H 2N2

**RE: Amendments to the City-wide Site Plan Control By-law
City Council Meeting – June 10/11, 2014
Item No. PG33.15 – Amendment 415-45 A(3)**

Dear Members of Council,

The Building Industry and Land Development Association is in receipt of the May 2, 2014 Staff Report for the proposed Amendments to the City-wide Site Plan Control By-law and we offer you the following comments in advance of the June 10/11 City Council meeting.

Following the May 29th Planning and Growth Management Committee meeting, BILD received comments from several active BILD Toronto Chapter members for concerns with the recommended changes of this staff report. In particular, the recommendation related to the sudden deletion of Section 415-45 A(3) of the Municipal Code, which (has historically) provided that a project with no more than 4 townhouse dwelling units fronting on a public street be exempted from the by-law.

Although this may seem like a minor change; to our members this recommendations could have significant ramifications and detrimental effects on the delivery of a development project. This recommendation is also concerning as it has been proposed without any industry consultation.

BILD strongly believes that our members are entitled to have their applications considered by the planning regime in force at the time of submission of its application. Accordingly, we are writing to request that this recommendation, if approved, not be applied by staff to retroactively seek site plan approval for sites which are the subject of pre-existing development applications.

Our behalf of our members we suggest the following solution to this situation:

Amend Section 415-45 A(3) of the revisions to the by-law to include a transition clause exempting all complete applications with townhouse units from the requirement for site plan control.

As key and critical stakeholders, we hope that you will incorporate our solution to the proposed Amendments. Should you require any further information, please contact the undersigned.

Sincerely,



Danielle Chin MCIP RPP
Senior Planner, Policy & Government Relations

CC: *John Livey, Deputy City Manager, City of Toronto*
 Jennifer Keesmaat, Chief Planner, City of Toronto
 Joe D'Abramo, Director, Zoning and Environmental Planning, City of Toronto
 Gary Switzer, BILD Toronto Chapter Chair
 Paula Tenuta, Vice President, Policy & Government Relations, BILD
 BILD members