



BUILDING A GREATER GTA
Building Industry and Land
Development Association

February 25, 2014

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

Dear Members of the Planning and Growth Management Committee,

**RE: PG31.5 Construction Staging Areas – Planning, Public Art, and Accessibility
Request for a referral of staff recommendation No. 2.**

On behalf of the Toronto Chapter members of the Building Industry and Land Development Association, we kindly request a referral of staff recommendation No. 2 for item PG31.5 Construction Staging Areas – Planning, Public Art, and Accessibility, to be tabled at the February 27th Planning and Growth Management Committee meeting.

We acknowledge that we have seen the staff report which provides a series of interpretive recommendations for improving the treatment of Construction Staging Areas for the benefit of mitigating impact to the public right-of-way.

BILD was surprised to learn of this suite of recommendations in absence of any industry consultation and given our expressed interest in this subject. Unfortunately, these recommendations were not discussed with the members of the BILD Toronto Chapter and we would request an opportunity for consultation at this time.

We have had the opportunity to speak with Transportation Services, who acknowledge and regret that this was an oversight on the part of staff turnover. But, we were encouraged to hear that they are willing to meeting with our members on this item (pending this committee's decision of our request).

Specifically, with respect to the second recommendation of staff;

"...to be directed to provide comments on zoning amendment or site plan applications, to include comments on the anticipated overall impacts that construction of the proposed development may have on the adjacent roadways, and that City Council direct the Chief Planner and Executive Director to include these comments in their Final Reports (rezoning and Site plan) to Community Council."

BILD has heard from its members that the primary issue with this recommendation is that the incorporation of such comments may lead to development applications being refused on the basis of a temporary construction staging area plan, rather than on the merits of a development proposal which is intended to be permanent. We do not dispute the fact that a construction staging plan must make every effort to employ mitigation efforts to protect the public right-of-way, however we believe there is potentially a better process to implement this objective and we would value the opportunity to work in collaboration with staff on this overall objective.

It is for this reason that we **request a referral** on staff recommendation No. 2, until staff have had an opportunity to meet with members of the BILD Toronto Chapter. An update on this discussion and potential alternative solutions can be provided in a report back to this Committee on June 19th.

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As a key and critical stakeholder, we hope that you will consider our comments. As partners in building complete communities, we look forward to our continued consultation. If you have any questions or concerns, please contact the undersigned.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Danielle Chin', with a stylized flourish at the end.

Danielle Chin, RPP, MCIP
Senior Planner

CC: *Stephen Buckley, General Manager, Transportation Services*
Gary Switzer, BILD Toronto Chapter Chair
Paula Tenuta, Vice President, Policy & Government Relations, BILD
BILD Chapter members