BILD
BUILDING A GREATER GTA
Building Industry and Land Development Association

February 22, 2017

Chair Shiner and members of the Planning and Growth Management Committee
100 Queen Street West
Toronto, ON
M5H 2N2

Dear Chair Shiner,

RE: PG: 18.5 Technical Amendments to By-law 569-2013

With more than 1,475 member-companies, the BILD is the voice of the land development, home building and professional renovation industry in the Greater Toronto Area and Simcoe County. Our industry is essential to the City of Toronto's long-term economic strength and prosperity. In 2015 alone, the residential construction industry in Toronto generated over 74,000 on-site and off-site jobs in new home building, renovation and repair – one of the City's largest employers. These jobs paid $4.3 billion in wages and contributed $10.9 billion in investment value to the local economy.

On behalf of the Toronto Chapter members of the Building Industry and Land Development Association (BILD), we would like to take this opportunity to comment on the process of the proposed technical amendments to by-law 569-2013. As part of these technical amendments the City is increasing the dimensions for its *Accessible Parking Spaces* to align with the *Accessibility for Ontarians Disabilities Act.* The City is also proposing that the entire length of an accessible parking space must be adjacent to a 1.5 metre wide accessible barrier free aisle or path. BILD understands that BA Group Consulting Ltd. will be submitting correspondence to the Committee that will address the technical nature of these amendments.

From an overarching perspective, while these changes are presented as technical amendments it is essential to note that the effect of increasing the dimensions of *Accessible Parking Spaces* are impactful for development projects, for which planning is already underway and BILD members were not consulted on these changes to the by-law.

We also understand that these changes may affect the approval of building permits, zoning certificates or other applications for a minor variance, a consent to sever, an amendment to a zoning by-law, an Official Plan amendment or a Minister's zoning order and any appeals of these matters, as well as outstanding appeals of Zoning By-law 569-2013. These are unanticipated changes for our members and as such we believe it is reasonable to provide transition or grandfathering for pre-existing development applications, in order to maintain service delivery timelines for approvals and avoid re-working development plans that have undergone significant reviews.

BILD RECOMMENDATION:

BILD Toronto Chapter strongly requests that the amendments for *Accessible Parking Spaces* be accompanied with transition provisions or grandfathering for pre-existing development applications.

We thank you for considering these thoughts and should you have any questions or concerns, please feel free to contact the undersigned.

Sincerely

Danielle Chin, MCIP, RPP
Senior Manager, Policy & Government Relations BILD

CC: Gary Switzer, BILD Toronto Chapter Chair
BILD Toronto Chapter members

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