

Teddington Park Residents Association Inc.

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July 5, 2018

Planning and Growth Management Committee
Toronto City Hall, 100 Queen Street West
Toronto, ON M5V 2N2

Attention: Ms. Nancy Martins, Committee Secretariat
pgmc@toronto.ca

Dear Chair Shiner and Members of Planning and Growth Management Committee

**PG35.1 Technical Amendments to Zoning By-law 569-2013
Planning and Growth Committee Meeting July 5, 2018
Statutory Public Meeting Timed for 9:45am**

Teddington Park Residents Association Inc. (TPRA) is an appellant to the City-wide Zoning By-law 569-2013. The appeal was filed under the jurisdiction of the Ontario Municipal Board and remains under that jurisdiction. The Liberal Government, no longer in power, enabled by their supporters inside and outside the political arena, made that legislative change. The appeals filed with the Ontario Municipal Board remain under the jurisdiction of the Ontario Municipal Board.

In addition, Teddington Park Residents Association Inc. was also an appellant of the predecessor Zoning By-law 1156-2010 and that City-wide zoning by-law was repealed in May 2011 under Mayor Rob Ford. And TPRA was the only resident group that supported the repeal of ZBL1156-2010 with Notice to allow the City to receive representations on that decision.

TPRA has been involved with the City's Zoning By-law for about 10 years. In representing TPRA in the appeal of ZBL569-2013, many of the post appeal amendments involve regulations located under the "x". These clauses generally override the general provisions that are under appeal. It's time to take a look at these sections to determine what regulations are contained in these exceptions. And for subsequent amendments amending the general provisions, a cascade of timelines to maintain and then the need to determine after all the changes are incorporated – what ZBL569-2013 was meant to do. Generally, an overall mess and does not do what it was intended, ZBL569-2013 is and has been inconsistently applied or not at all, and the Zoning By-law 569-2013 is not defended or enforced.

It is now July 2018, and planning staff is still making amendments and there have been so many that I have lost track. The ZBL569-2013 has been incomplete throughout the appellant stage.

All this Administration 2014-18 has seen are amendments to ZBL569-2013. And if you look at the proposed changes, in particular Appendix 1, it's gobblegook as stand-alone document.

Of particular note is the removal of the height overlay for properties under Schedule 3 of Appendix 1. The height overlay is usually associated with North York Zoning 7625 that uses "coverage" to determine the bulk and mass of the residential buildings. What is the underlying zoning for the properties under Schedule 3?

The comment with respect to Financial Implications is very narrow – no financial impacts associated with this report. The financial implications is the result of the effect and impact on neighbourhoods and communities and that has not been fully costed or disclosed. In addition, Council should be kept informed of the sunk cost, the cost of each amendment, and whether any more resources should be further allocated.

TPRA remains adverse to the City's adoption of ZBL569-2013, the City's continual changes and the entire legislative and the "appellant" process to date. I remain the lay representative of TPRA's appeal at the Ontario Municipal Board.

Respectfully,
Eileen Denny, President
Teddington Park Residents Association Inc.

cc. Ontario Municipal Board – Case Coordinator
City Planners recommending and assigned to the appeal