



Jan 10, 2022

Planning and Housing Committee (phc@toronto.ca)

Re: PH30.7 Implementing the One-Stream Preliminary Review Program for Building Permit Applications Jan 12, 2022

The South Armour Heights Residents' Association ("SAHRA") has been asking since March, 2016 for the Waiver Process to be eliminated. The Federation of North Toronto Residents' Association (FoNTRA), the Lytton Park Residents' Organization (LPRO) and the Upper Avenue Community Association (UACA) have supported this request over the last 5 years.

We believe that applications to the Committee of Adjustment (CofA) should be accompanied by a Zoning and Applicable Law Certificate prepared by Toronto Building so that a correct, all-inclusive list of variances is prepared **before** the application can be submitted to the CofA. We have encountered problems at the CofA hearing trying to deal with obvious problems with the stated variances. We have also encountered problem situations where we believe the Zoning Examiner did not detect a variance that should have been required, after the COA process, before the Building Permit was issued. When discovered, it is too late to remedy the structure.

We were encouraged by statements at the Toronto Building Program Review update on February 22, 2021 that the Waiver Process would be eliminated in the new operating model for Toronto Building.

SAHRA therefore **supports** the proposed One-Stream Preliminary Review Program for Building Permit Applications which in turn provides for the removal of the option of a zoning waiver.

We ask the Planning and Housing Committee to approve the motions put forward for the One-Stream Preliminary Review Program for March 1, 2022 enactment as well as the motion for the review for a recommendation for the removal of the option for a zoning waiver to the Planning and Housing Committee by the end of Q2 2022.

Yours truly

Sheila Dunlop, Secretary

Email Will Johnston, Chief Building Official & Executive Director, Toronto Building
Gregg Lintern, Chief Planner and Executive Director, City Planning
Councillor Mike Colle, Linda McCarthy
Geoff Kettel, Cathie MacDonald (FoNTRA)
Jim Sadler, Gary Langdon, Bob Williams (SAHRA)
Lytton Park Residents' Organization, Bedford Park Residents Organization,
Upper Avenue Community Association, South Eglinton Ratepayers' and Residents'
Association, ABC Residents' Association