



June 1, 2018

Toronto Local Appeal Body
40 Orchard View Blvd, Second Floor, Suite 211
Toronto, ON M4R 1B9

Attn: Ian J. Lord, Chair (via email tlab@toronto.ca)

Subject: **Feedback on TLAB Rules & Procedures**
Reference: **403 Elm Rd 17 278 642 S45 16**

The Toronto Local Appeal Body is in the process of receiving/reviewing submissions on TLAB Rules and Procedures. The case of 403 Elm Road calls for review and perhaps a new Rule(s) to eliminate the waste of time and valuable resources for the TLAB.

The South Armour Heights Ratepayers Association ("SAHRA") is an incorporated non-profit association founded in 1988 that represents residents in the area from the 401 down to Brooke Avenue, from Yonge Blvd over to Avenue Road. 403 Elm Road is within SAHRA's boundaries. SAHRA was actively involved with the Committee of Adjustment review and subsequent refusal of this application.

The Owner and the Architect appealed the Refusal to the TLAB; the hearing was scheduled for May 4, 2018. **NO** documents were submitted on the Due Date of Feb 21, 2018 and **NO** Witness/Expert Witness Statements were submitted by the Due Date of Mar 8, 2018.

Despite the lack of any documents/communications, the TLAB kept the Hearing scheduled for May 4th. On May 4th, **NO** representatives(s) attended the hearing. The Chair, Ms L. McPherson provided her Decision and Order on May 7, 2018.

Should Rules be initiated that if **NO** documents/communications are received by some defined period of time prior to the scheduled Hearing that the TLAB would contact the Applicant/Appellant/any Parties and/or Participants to discuss their intentions. The Panel Member would be advised if **NO** representative(s) will be at the Hearing and they could use the time to prepare their Decision and Order.

Applicants/Appellants should not be allowed to abuse/misuse TLAB resources. Perhaps a penalty system should be initiated if they do not follow the Rules and Procedures and do not appear at the Hearing, without notice of their intention to not be present.

Respectfully submitted

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