



LYTTON PARK RESIDENTS' ORGANIZATION INC.
Box 45031, 2482 Yonge Street
Toronto, M4P 3E3

January 22, 2018

Mr. Will Johnston, Acting Chief Building Official & Executive Director,
City of Toronto, Toronto Building, 100 Queen St. W., 12th fl. E., Toronto, ON M5H 2N2

RE: Request for a Feasibility Study to Eliminate the Waiver Process (Minor Variances)

Dear Mr. Johnston:

On behalf of the members of the Lytton Park Residents' Organization, I write in support of the letter from FoNTRA to request that Toronto Building conduct a feasibility study for the elimination of the use of Waivers in the identification of minor variances to the zoning by-laws for residential and commercial applications to the Committee of Adjustment (COA).

We believe that all applications to the Committee of Adjustment should be accompanied by a Preliminary Project Review (PPR) or Zoning Certificate (ZC) prepared by Toronto Building. This way, we would be assured that each application had been carefully and completely reviewed by our professional zoning examiners, and that both our planning staff and the public could rely on the accuracy and completeness of the Hearing Notice, plans and source documents provided by the City of Toronto at the COA.

As you may know, submitted under Waiver, city staff do not vet the application's variances, but simply copy them over into Hearing Notice format and schedule it for the next COA Agenda. Those variances are all that the planning staff can comment on and the COA members consider at the Hearing. Sometimes errors are caught at the Building Permit Stage and returned to the COA, others result in a non-conforming, illegal building being built. We believe that it is past-time for the elimination of the Waiver Process so that every application is examined and recorded by our professional staff.

Thank you for your consideration of our request for a Study to elimination the Waiver Process.

Yours truly,
Linda McCarthy
Vice-President

c.c. Councillor Carmichael Greb; Michael Mizzi; Gregg Lintern, Joe Nanos, Diane Damiano, Michael Kolm, Councillor David Shiner, Federation of North Toronto Residents' Associations, South Armour Heights Residents' Association; Old Orchard Grove Ratepayers Association,