



LYTTON PARK RESIDENTS' ORGANIZATION INC.
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29 October 2020

Councillor Mike Colle
Toronto City Hall
100 Queen Street West, Suite A20
Toronto, ON M5H 2N2

Dear Councillor Colle:

Elimination of Waivers

Could you please advocate on behalf of area residents for the elimination of Waivers for zoning examination by Committee of Adjustment applicants for minor variances?

All applications should be required to obtain a zoning certificate **before** being reviewed at the Committee of Adjustment. The Preliminary Project Review (PPR) should be compulsory.

The former City of Toronto had eliminated the Waiver process, because of the same issues we see today that cause mistakes, delays, and waste time for staff and residents.

The Zoning Waiver allows the developer themselves to identify correctly and completely **all** variances associated with the proposal, and to proceed to the Committee of Adjustment without having their variances identified and confirmed by a Zoning Examiner of the City of Toronto Building Division. Any errors may result in delays in the processing of the application, an inability to obtain a building permit, and/or a requirement for additional application to the Committee of Adjustment.

The reality is that missing variances or variance errors by applicants regularly occur, and if discovered need to be corrected at the building permit stage. This process at a minimum wastes staff and residents' time and increases the City's approval costs and, at worst, a non-conforming, illegal building may get built, which can have a negative impact on the neighbourhood.

Toronto Building is currently engaged in a Toronto Building Program Review. The Waiver process could be included in this exercise, or a simple separate decision to eliminate waivers could be made.

Sincerely,
Maureen Kapral
Vice-President, Lytton Park Residents' Organization

c: Councillor Shelley Carroll
FoNTRA

The Lytton Park Residents' Organization ("LPRO") is an incorporated non-profit association, representing member households from Lawrence Avenue West to Roselawn and Briar Hill Avenues, Yonge Street to Saguenay and Proudfoot Avenue.

<https://lpro.wordpress.com>