

# SAHRA



South Armour Heights Residents' Association

Website - [sahratoronto.com](http://sahratoronto.com)  
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March 10, 2016

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## **SAHRA's request for a review to consider eliminating the Waiver Process**

The South Armour Heights Residents' Association ("SAHRA") is an incorporated non-profit association founded in 1988 that represents 850 households in the area from the 401 down to Brooke/Yonge Blvd over to Avenue Road.

As a Residents' Association, we deal with Committee of Adjustment (CofA) variance applications, both residential and commercial. Often the applications are made under the 'Waiver' condition.

We believe that applications to the Committee of Adjustment should be accompanied by a Preliminary Project Review (PPR) prepared by the Building Division. The Waiver is being used more often by builders so that they do not have to wait for a zoning examiner review, which gets them through the process more quickly. Sometimes the applicant will submit it for the PPR and apply to the CofA at the same time hoping the PPR will catch up before the application is published and they can just make minor adjustments before the application is heard - it keeps the application in the line. Errors in correctly identifying the minor variances could result in costly delays for the applicant as it **should** get caught when they apply for a Building Permit. At that point, a zoning examiner does a review and will send the application back through the COA process if something is missed. The Waiver process started some years ago when there was a huge backlog when the new by-law was enacted and everything had to be re-done.

At SAHRA's Annual General Meeting in April, 2015, SAHRA discussed with the Councillor and Planning and Building representatives problems we feel are a result of the current Waiver process, asking that a review be done to consider eliminating the Waiver process. We believe that all applications should go through the proper Zoning Examiner Review so that a correct, all-inclusive list of variances is prepared before the application can be submitted to the CofA. We have 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. Return to the COA means automatic approval as it is built.

**No action has taken place on this request to our knowledge so SAHRA would now formally request that the Councillor put a Motion forward to City Council as soon as possible asking that the Planning Department do a complete review to determine if and when the Waiver process can be eliminated and that a Staff Report be presented to City Council report back on their findings by Quarter 4 of 2016.**

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SAHRA has reviewed this issue with the Federation of North Toronto Residents' Associations (FoNTRA), the Confederation of Resident and Ratepayer Associations of Toronto (CORRA) and other Ward 16 Residents' Associations as this is a City-wide request.

We would appreciate receiving a response from the Councillor and the Planning Department to our request.

Yours truly

Sheila Dunlop, Secretary

Email: Ron Johnson, Heather Crawford, Bob Williams, Jim Sadler (SAHRA)  
Geoff Kettel, Cathie MacDonald (FoNTRA)  
Eileen Denny, William Roberts (CORRA)  
France Rochette, Mary Carrier, Nick Angelucci (OOGRA)  
Arlena Hebert, Linda McCarthy, Susan Michalik, Jim Baker, Andy Stephenson, Harold Smith,  
Ann Kerwin, Thomas Cohen, Ann King (Ward 16 Residents' Associations)  
G. T. Ronan, William Dolan, James LeNoury, Sandy Gladstone, Andy Baise