



December 10, 2019

10th floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2
Attention: Nancy Martins

**PH 11.4 Official Plan Review: Final Recommendation Report -
Amendments to the Built Form and Public Realm Policies of the Official
Plan**

Dear Chair Ana Bailao and Members of the Planning & Housing Committee,

FoNTRA has participated in a number of consultations during the development of these comprehensive new policies, and most recently met with City Planning staff to review our concerns during the development process, including those outlined in our October 17 2019 letter regarding the broader context of the policies.

We support the proposed policies as set out in the final report - Amendments to the Built Form and Public Realm Policies of the Official Plan. We believe that as development densities increase, attention to built form and public realm policies are increasingly important. We particularly support the requirement for submission of Context Plans, as applications are frequently made where context is either not considered or insufficiently. Residents raise such issues at public meetings and in objections to the application. Too much time is wasted in the staff review to ensuring a better fit.

Respectfully submitted

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The Federation of North Toronto Residents' Associations (FoNTRA) is a non-profit, volunteer organization comprised of 30 member organizations. Its members, all residents' associations, include at least 170,000 Toronto residents within their boundaries. The residents' associations that make up FoNTRA believe that Ontario and Toronto can and should achieve better development. Its central issue is not *whether* Toronto will grow, but *how*. FoNTRA believes that sustainable urban regions are characterized by environmental balance, fiscal viability, infrastructure investment and social renewal.