



January 19th, 2021

Planning and Housing Committee  
100 Queen Street West  
Toronto, ON M5H 2N2

Dear Committee Members,

**RE: Committee of Adjustment Changes to Improve Tenant Participation**

**BACKGROUND:**

I believe that tenant participation is critical for good City planning and public process. This motion aims to build on MM27.27 and PH16.4, both dealing with the Committee of Adjustment, by addressing barriers to tenant participation. If a resident lives in an apartment building that is the subject of an application to the Committee of Adjustment, they will not receive direct notice of the hearing from the City, whereas property owners up to 60m from the site receive this type of notice; regardless whether they live in the community or not. Applicants are required to post signage in a conspicuous location, however the absence of a clearly stated deadline for public comment submission makes these signs less effective participation resources than they could be. For these reasons, I am asking for Planning and Housing Committee's support to look at these Committee of Adjustment changes to improve tenant participation.

**RECOMMENDATIONS:**

It is recommended that City Council:

1. Request the Chief Planner and Executive Director, City Planning to report back to the Planning and Housing Committee meeting in the second quarter of 2021 on potential improvements to virtual hearings at the Committee of Adjustment with regards to:
  - a. Advice on the feasibility of sending notices to all residential mail-boxes within the 60m radius from the subject property
  - b. Including a clearly stated deadline for comment submission on posted notices

Ana Bailão  
Deputy Mayor  
Councillor – Ward 9, Davenport