



November 15, 2015

Ms. Nancy Martins  
 Planning and Growth Management Committee  
 10th floor, West Tower, City Hall  
 100 Queen Street West  
 Toronto, Ontario M5H 2N2

By Email: [pgmc@toronto.ca](mailto:pgmc@toronto.ca)

**PG.8.5 Official Plan Five Year Review: Final Recommendation Report - Amendments to the Healthy Neighbourhoods, Neighbourhoods and Apartment Neighbourhoods Policies of the Official Plan**

Dear Chair Shiner and Members of the Planning and Growth Management Committee

The Federation of North Toronto Residents Associations strongly supports the need for strong and clear policies for Neighbourhoods under Toronto's Official Plan. Most of the 3,500 applications to the Committee of Adjustment each year are for these areas, and of these about 10% are appealed to the Ontario Municipal Board. There are also significant numbers and scope of applications for Official Plan Amendment and Zoning By-law Amendment Applications in Neighbourhoods. Clear wording for policies in the Official Plan are essential to increase the efficiency of the Community Council, City Council and Committee of Adjustment operations and reduce the number of OMB hearings. For residents, they help make a better roadmap for our review of applications. They also save developers and applicants both time and money. FoNTRA has participated in public meetings and has met on a number of times with City Planning staff to review policies and suggest improvements. We thank the staff for their consideration of our suggestions. The policies now proposed are a significant improvement; they are much stronger and clearer.

FoNTRA supports the proposed amendments and recommends their adoption. We also recommend some minor wording changes for further clarity:

- clarifying the use of "prevailing" in 4.1 Neighbourhoods, Section 5,
- reducing confusion by deleting the duplication of the reference to stacked townhouses with respect to parking location at the end of that section, and
- clarifying how applications for infill development will be reviewed and conform with policy 5.

These changes have been discussed with staff and we understand are supported by them.

Sincerely,

Cathie Macdonald  
Co-Chair FoNTRA

Toronto Ontario

Geoff Kettel  
Co-Chair FoNTRA

Copies:

Mayor John Tory and Toronto City Council

Ms. Jennifer Keesmaat, Chief Planner & Executive Director, City of Toronto

**The Federation of North Toronto Residents' Associations (FoNTRA)** is a non-profit, volunteer organization comprised of 32 member organizations. Its members, all residents' associations, include at least 170,000 Toronto residents within their boundaries. The 32 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.