



LAKESHORE PLANNING COUNCIL CORP.

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March 9, 2016

Members of the Executive Committee
City of Toronto
10th floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Dear Members of the Executive Committee:

Re: EX13.1 - Follow-Up Report on a Local Appeal Body (LAB) for Toronto (Ward All)

With respect to the above item, we have concern and objections as follows:

- (1) The fee of \$500 to appeal a decision of the Committee of Adjustment to the Local Appeal Body may be appropriate for a developer applicant who is not satisfied with the Committee of Adjustment decision; however, it is not appropriate and too expensive for a resident, who is forced to take action when they believe a decision is not in their own best interests as an adjacent property owner, or in the interests of the neighbourhood, or in the public interest. \$500 is prohibitive while the current fee of \$125 for an appeal by a resident to the OMB is more acceptable.
- (2) As outlined in the Staff Report dated February 24, 2016, we believe that implementation of Mediation into the Committee of Adjustment process is a positive step and support the one-year Mediation Pilot Project in the North York Committee of Adjustment Panel's decision-making process. The intent of the pilot is to ascertain if fewer matters would be appealed, resulting in a more timely and cost-effective process. A review of the LAB set-up and costs should occur after completion of the one-year period to determine revisions to both set-up and costs.
- (3) At the present time, the City of Toronto is prevented from dissolving any Local Appeal Body once it is established. We ask that the matter be deferred until such time as Bill 39 Planning Statute Law Amendment Act, 2014 is passed, giving time for the Mediation process to occur.

The Bill makes various amendments to the City of Toronto Act, 2006 and the Planning Act and also includes amendments to two regulations.

The amendments to the City of Toronto Act, 2006 expand the City's options for enforcement of by-laws passed under section 111 (demolition and conversion of residential rental properties), prevent appeals in respect of fees established for the local appeal body under subsection 115 (8), **and, by repealing clause 145 (3) (f), authorize the City to dissolve or change the local appeal body.**

(4) The City should consider alternatives to a LAB set-up which essentially duplicates the set-up and processes of the Committee of Adjustment. For instance, in the long-term it would be more beneficial for residents and the City to create a Planning Commission similar to that of New York City with up to nine members from relevant professions (NYC has 13 members) who make recommendations to City Council on planning matters following public consultations. The Planning Commission could also fill the role of hearing appeals from the Committee of Adjustment.

Thank you for your consideration.

Sincerely,

(signed)

Timothy Dobson, OALA, ISA, Landscape Architect & Arborist
Chairman
LAKESHORE PLANNING COUNCIL CORP.