



Linda L. McCarthy & Associates

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Via Email: pgmc@toronto.ca

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

RE: PG16.1: Development Application Review Fee Update

Although I wish to express support for the staff report proposal to increase fees charged by the City for review of development applications, I believe that they do not go far enough. Having been the Ward 16 Councillor's Committee of Adjustment Consultant for nine years ending in October 2015, and continuing to follow the process, I believe I am uniquely qualified to comment.

I was surprised to see the recommendation to reduce the fees levied for Minor Variances on Committee of Adjustment Applications. If anything, they should be increased and perhaps this could be done on a sliding scale. For example an application proposing total replacement of the single family dwelling carries a higher fee; the lowest being for a small rear deck or other small construction project.

The City of Toronto is far behind in financing the transportation and infrastructure requirements created by new development. We in Ward 16 are weary of flooded basements and burst water pipes due to the poor condition of overwhelmed water and waste management systems. We suffer daily from congestion on our roads and a failure of the public transportation system to meet reasonable needs.

We are not opposed to growth of the City, but strongly believe that it should be done while ensuring that sufficient and complimentary resources are available to provide for appropriate planning, and that those involved pay for the costs they incur, and not be subsidized by the taxpayers of the City.

I concur with FoNTRA's detailed comments and recommendations for additional measures.

1) City Planning continues to be swamped by the need to review large numbers of development applications, subject to provincially regulated review deadlines, resulting in severe pressures on resources available for needed planning studies. With development effectively out of control in the Downtown and Midtown portions of our city, there is an urgent need for the formulation of

an updated Official Plan that takes transportation and other required infrastructure needs into account along with the availability of parkland, schools, and other social service requirements.

We recommend that the additional funds resulting from increases in development application review fees are directed to funding for pro-active planning of Toronto's future development.

2) A major element of City of Toronto costs in dealing with large development applications relate to the cost of OMB hearings for appeals related to City OPA, and ZBA decisions.

We recommend that the City institute charges to cover its legal and planning staff costs in dealing with such applications and, if necessary, seek provincial approval for so doing as part of the province's current review of the OMB.

3) A major element in determining planning staff resources is the amount of time required for an adequate planning review of minor variance and consent applications submitted to the Committee of Adjustment.

We recommend that the City increase, not decrease, the fees required related to such applications.

4) Even after these recommended increases, development charges continue at about one half of those charged in adjacent municipalities. New developments impose a burden on already over-burdened infrastructure which should be reflected in the charges imposed on such developments. I recommend that the City review and increase development charges for not only the large developments, but to Committee of Adjustment applications. Perhaps more resources could then be tasked to more closely monitor proposals for home construction especially in North York, where planning appears to be out of control, we are witnessing the wholesale transformation of stable neighbourhoods and insufficient funding available to defend city by-laws and official plan at the Ontario Municipal Board.

Thank you for the opportunity to review and comment.

Sincerely,

Linda McCarthy