



September 14, 2019

10th floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2
Attention: Nancy Martins, Secretariat
email: phc@toronto.ca

Re: PH8.6 Appeals of City-wide Zoning Bylaw 569-2013 – Request for Direction

Dear Chair Ana Bailao and Members, Planning and Housing Committee,

The Federation of North Toronto Residents' Associations (FoNTRA) is a non-profit volunteer organization comprised over 30 member organizations. Our members have an active interest in ensuring that the City's zoning provisions result in development that is compatible with existing neighbourhoods. We have assisted the Confederation of Residents and Ratepayers Associations (CORRA) in the lengthy OMB hearing.

According to the staff report the LPAT ordered the City to prepare revised regulations to include townhouses as a permitted building type in the Residential Apartment zone in consultation with the appellant. The LPAT ordered the City to advise the Tribunal of the revised regulations and any other provisions or changes to By-law 569-2013 required to give effect to the permissions for townhouses in the RA zone by November 8, 2019. The LPAT did not preclude public consultations on the matters in question.

We are concerned that the City's proposed revised regulations are to remain confidential until approved by City Council and other details are to remain confidential to a non-disclosed date.

We recommend that

- (1) the proposed revised regulations should be made public now and open to review by the public and affected stakeholders, and
- (2) the Committee's decision be deferred until after such a public review.

Respectfully submitted,

Yours truly,

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Cc: Ellen Penner, Solicitor, Planning and Administrative Tribunal Law
Gabe Szobel, Solicitor, Planning and Administrative Tribunal Law

The Federation of North Toronto Residents' Associations (FoNTRA) is a non-profit, volunteer organization comprised of over 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.