



December 10, 2019

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

## **PH11.14 Committee of Adjustment Applications Analyses and Service Improvements**

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

FoNTRA is pleased to see the staff report outlining various application analyses and service improvements over the past two years.

While some process improvements, including efforts to standardize procedures across all four districts, have been accomplished, the overall question remains - are Neighbourhood Planning (City Planning), the Zoning By-law (City Planning), the Committee of Adjustment (City Planning), administration of the Zoning By-law (Building) and Building Permit issuing (Building) producing outcomes intended by the Official Plan?

The need is for a comprehensive “end to end” review of “minor land use planning” which involves both City Planning and Toronto Building Divisions – not just the Committee of Adjustment (City Planning). The Committee of Adjustment review focuses on processes not results. From the perspective of residents there remains deep concerns about the Committee of Adjustment which can only be addressed by a broader review of the results of the process – not one that focuses only on process efficiency. FoNTRA previously raised this issue in April 2019, the last time that the CofA was reviewed, but it remains unaddressed. Attached is an updated copy of FoNTRA’s report, “*Minor Residential Planning and Development Decision-Making in Toronto*.”

Consistent with this direction, we recommend:

- *that the review recommended by the Special Committee on Governance (GV5.1) to be undertaken “in partnership with a post-secondary institution” be a comprehensive End to End Review focused on outcomes, as referenced in the FoNTRA report; “Minor Residential Planning and Development Decision-Making in Toronto, and that residents be consulted in the review.*

We also have many detailed comments and suggestions to increase the ability of residents to engage in the process. Attached are the detailed item by item FoNTRA comments. The following are examples (not a comprehensive list):

- Application Materials should include contextual information  
Currently there is no requirement for the application to illustrate how it relates to its built form context. The lack of contextual information in the application is a severe disadvantage for the neighbours and other residents to understand how the application affects their property and the street. There should be a requirement to include (correct scale) elevation drawings of the application in relation to its neighbouring properties;
- The vetting of agenda items according to presence of objectors is extremely prejudicial to neighbours who are expected to engage in “mediation”;
- The notifications to neighbours within 60 meters should be increased to 100 metres.

Yours truly,

Geoff Kettel  
Co-Chair, FoNTRA  
129 Hanna Road  
Toronto, Ontario  
M4G 3N6  
[gkettel@gmail.com](mailto:gkettel@gmail.com)

Cathie Macdonald  
Co-Chair, FoNTRA  
57 Duggan Road  
Toronto, ON  
M4V 1Y1  
[cathie.macdonald@sympatico.ca](mailto:cathie.macdonald@sympatico.ca)

Cc: Gregg Lintern, Chief Planner and Executive Director, City Planning Division  
Michael Mizzi, Director, Zoning and Committee of Adjustment  
Joe Nanos, Director, Community Planning, North York District,  
Will Johnson, Executive Director, Toronto Building Division

Attachments:

- (1) Committee of Adjustment Applications Analyses and Services Improvement with FoNTRA Annotations;
- (2) “Minor” Residential Planning and Development Decision-Making in Toronto. (FoNTRA, updated Dec. 2019)

**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.