



April 21, 2021

TO: [phc@toronto.ca](mailto:phc@toronto.ca)

**Re: Planning and Housing Committee April 22 2021 PH22.7  
Update on Committee of Adjustment Virtual Public Hearings**

Planning and Housing Committee

The South Armour Heights Residents' Association (SAHRA) represents approximately 850 homes in the area bounded by the west side of Yonge Blvd over to the east side of Avenue Road, from the 401 down to the south side of Brooke Avenue. One of our mandates is to protect our neighbourhood from *inappropriate* planning and development – we are therefore actively engaged in Committee of Adjustment (CofA), TLAB and LPAT hearings.

The Planning and Housing Committee and Councillors have been dealing with motions to review/improve the Committee of Adjustment rules/procedures/processes for many years. For example, a major review was initiated in 2014 for reporting in Q1 of 2015. Unfortunately, no improvements came about as a result of that review.

Between June, 2020 and Feb, 2021 four additional requests for reviews were made. The rules/procedures/processes were further challenged by the move to the virtual environment.

The Report that was delivered is totally disappointing! It slides over the issues by simply outlining the processes in place today, even when not effective in dealing with problems encountered by members of the public attempting to deal with Committee of Adjustment applications.

All of the issues raised over 4 Council requests are answered within 3.5 pages – 1.75 pages is focused on **processing capacity** – dealing with more applications faster. Public notification improvements only merits .75 pages and Participation at virtual public hearings only 1 page.

What is striking is that there are NO concrete action items for anything that should/could be done to improve anything!

There are many problems with how the Committee of Adjustment panels function in terms of adherences to its Rules and Procedures, more than just those listed in the 4 Requests, and these problems have existed for many years. It is time for a complete review and redefinition.

We would request that the Planning and Housing Committee commission an externally led comprehensive consulting study to review the Rules and Procedures and all associated procedures across all CofA Districts to define new operating models and processes. The study must include active participation by the public and stakeholders, including residents organization as well as members of the public and their representatives in addition to development industry representatives. The Planning and Building departments must also be major participants, along with other involved departments such as Transportation Services and Urban Forestry, Parks & Recreation.

This major review should result in a new vision with rules, procedures, processes, performance standards and evaluation techniques to provide for an effective tribunal.



Sincerely

A handwritten signature in cursive script that reads 'S. Harrison'.

Sheila Harrison (Secretary)

Mayor John Tory  
Councillor Josh Matlow, Ward 12  
Councillor Jaye Robinson, Ward 15  
Councillor Mike Colle, Ward 8  
Councillor K. Wong-Tam, Ward 13  
Councillor J. Filion, Ward 18  
Councillor M. Layton, Ward 11  
Gregg Lintern (Chief Planner and Executive Director, City Planning)  
Michael Mizzi (Director, Zoning and Committee of Adjustment, City Planning)  
Geoff Kettel, Cathie Macdonald (FoNTRA)  
Al Kivi (SERRA), Mary Helen Spence (ABCRA), Terry West (DMRI)  
Jim Sadler, Bob Williams, Gary Langdon (SAHRA)  
Lytton Park Residents' Organization  
Bedford Park Residents Organization  
Upper Avenue Community Association