

**From:** [Carolyn Johnson](#)  
**To:** [Planning and Housing](#)  
**Cc:** [YQNA Planning Committee](#); [Councillor Fletcher](#); [Councillor Wongtam](#); [Councillor Perks](#); [Councillor Cressy](#)  
**Subject:** Comments on Item PH30.1 - Mandatory Pre-Application Consultation  
**Date:** January 6, 2022 6:19:45 PM

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We are aware that these comments may become part of the public record.

Dear Chair and members of the Planning and Housing Committee;

Thank you for sending the Notice of this Public Meeting to York Quay Neighbourhood Association (YQNA).

We appreciate the intention to mandate consultation by developers and other applicants for Planning Act approvals, before they go too far along the road of perfecting their proposal and all the supporting reports and documentation that the City requires.

According to the report, the Amendments will mandate consultation with City staff. On Page 6, the following is stated with reference to C2K consultation.

"A further comment was identified regarding whether encouraging applicants to consult with the local community and Ward Councillor prior to submitting an application to the City is intended to change. This practice is currently encouraged under the Official Plan and **will not change** as a result of the proposed Official Plan Amendment and Code Amendment. It is widely understood to be beneficial to engage community stakeholders prior to submitting a development application or at an early opportunity in the formal planning process." (emphasis added).

In practice, Official Plan encouragement is not enough. Very few proposals enjoy public consultation prior to the submission of an application. The first the community knows about many projects is the erection of a sign on the site. Sometimes a notice of application is sent to the community association, **after** the applicant has filed the proposal with the Planning Department.

Therefore, we are requesting that the Amendments be strengthened to also

mandate pre-application consultation with the relevant residents' or neighbourhood association where one exists. The umbrella groups CORRA, FONTRA and FoSTRA should also be included. With the current virtual meeting tools, such consultations are quite easy to arrange.

Sincerely,

Carolyn Johnson  
for YQNA Planning Committee