



**Confederation of Resident & Ratepayer
Associations in Toronto**

203A/881A Jane Street
Toronto, Ontario. M6N 4C4
14 July, 2023

To:clerk@toronto.ca

To: The Mayor and City Councillors

And to: John Elvidge, City Clerk

Re: Amendments to Official Plan being OPA 660 – PH5.1

On behalf of the Confederation of Resident & Ratepayer Associations in Toronto (CORRA), we want to raise our concerns over the erosion of participatory planning.

CORRA repeats its concerns raised in its letter and submission dated 28 June, 2023 that the OPA 660 is designed to give over broad powers to the City bureaucracy with minimal, if any, oversight.

While the motion made by Councillor Fletcher is a move in the right direction it can be amended at any time by City Council without notice to the public. This is more true with the powers granted the Mayor to reign by minority rule. Staff are accountable only to the Mayor under the strong mayor regime. This opens the process to manipulation and a lack of transparency.

The motion is a direction only and is not enshrined in the Official Plan or Municipal Code.

In addition the local councillor is only advised once staff deems the matter to be complete. It would be better if the local councillor was notified when preliminary consultations with staff are beginning not when there are express time limits in which the City must act once there is a complete application.

CORRA recommends that:

5.1.10.1.c) be amended by adding a new iii):

“; and,

iii . to the local Councillor or Councillors”

So that the sub clause will read as follows:

- 5.1.10...1 c) Notice required by b) above will:**
- i. be given...owner;**
 - ii) not be given....body; and,**
 - iii) to the local Councillor or Councillors.**

Reasoning:

By specifying the local Councillor or Councillors in the OPA ,staff will be required to comply with the provisions. There may be instances were an area plan or by-law may straddle wards thus the need to reference councillor or councillors.

Any changes to the OPA will require notice to the public.

While it would be preferable to have this happening at the preliminary consultation stage between the applicant and staff which would allow more flexibility before staff makes a decision. CORRA notes the matter is before Council and this amendment is the simplest change.

The motion as a direction does not ensure oversight by Council or the local Councillor.

As part of the OPA it is stronger.

There is still no mechanism to bump such approvals up to a public process should a local councillor decides such is an appropriate action. Of course this would have to occur before the strict limits kick in once a n application is deemed complete.

For convenience CORRA's 28 June letter is attached.

Submitted on behalf of the
Confederation of Resident and Ratepayer
Associations in Toronto (CORRA)
William H. Roberts, LL.B., Chair
416-769-3162



**Confederation of Resident & Ratepayer
Associations in Toronto**

203A/881A Jane Street
Toronto, Ontario. M6N 4C4
28 June, 2023

To: phc@toronto.ca

To: The Chair and Members
Planning and Housing Committee

Re: Amendments to Official Plan being OPA 660 – PH5.1

On behalf of the Confederation of Resident & Ratepayer Associations in Toronto (CORRA), we want to raise our concerns over the erosion of participatory planning.

CORRA was formed in part over the struggles in the late 60's to have the public have a role in planning. At that time the public could depute but not be listened to. Planning was the realm of the Development Department, developers and speculators.

The Municipal Code amendments add little to the brevity of the delegated powers set out in the OPA.

Where is the reporting and oversight? Where is the transparency? This will allow closed door decisions. This is unfettered power. As British politician once said "Power corrupts, absolute power corrupts absolutely."

Basically the City is being asked to trust the Chief Planner and others to do the right thing. Right for whom?

Official Plan Policy 5.5.1 and specifically 5.5.1 c) represented the codification of participatory planning. How does OPA 660 encourage participation? It does not. How does it promote community awareness? It does not. Provide adequate and various opportunities for those affected? It does not.

This is "Make Toronto Great Again" programme which is to say reduce the role of the citizenry to that of serfs subject to the whims of staff, developers and speculators as was the case in the 60's before CO72 and the election of a Reform Council and Reform Mayor.

There is no oversight by Council or the local Councillor. There is no mechanism to bump such approvals up to a public process should a Community Council decide or a local councillor decides such is an appropriate action.

Of particular concern is the temporary use provision 39(1) which allows the drafter of such by-laws to set out an area, and for a period of time for up to 3 years which can be renewed for up to a further period or periods of three years. This is very wide ranging. No limits have been placed on the delegated authority as to the number of times the temporary use can be approved or the extent of the area to be covered.

Surely some limits could be placed on that provision as to the ability to renew or the time and or size of an area being covered.

Similarly the wording for amending By-law 569-2013 to bring lands not currently subject to 569-2013 within 569-2013. This has a wide gapping hole " being **no substantial permissions** are granted **beyond what is permitted** in the **currently applicable zoning by-law.**" Substantial is very free wheeling concept. Is it 569-2013 or the prior by-law? This leaves wide latitude and discretion and the possibility of abuse.

Some technical changes can be substantive.

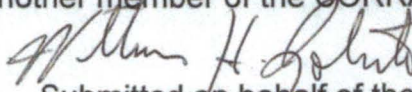
If anything given the substantive nature of this shift, the method of reaching out is questionable at best. It does not bode well for how the delegated powers will be used given this is under the present regime. The vast majority of citizenry would not have seen the add in the Toronto Star. How many groups were asked to attend the public meeting and how were they selected?

By adopting this amendment, the Councillors are washing their hands of oversight.

Similarly the removal of the "H" does not require full or substantial compliance with the conditions. In fact the role of Council is specifically removed. While an expedited process may make sense completely removing Council from the final sign off or deciding if the community should be involved is worrisome.

CORRA recommends this be sent back to ensure there is oversight and review by councillors, community Councils, and that there be a bump up process set out so that the principles of 5.1.1 are maintained. For your assistance 5.1.1 is attached.

Please note either I or another member of the CORRA Executive would like to depute to the matter.



Submitted on behalf of the

Confederation of Resident and Ratepayer
Associations in Toronto (CORRA)

William H. Roberts, Chair

416-769-3162

Policies

1. Public Involvement

A fair, open and accessible public process for amending, implementing and reviewing this Plan will be achieved by:

- a) encouraging participation by all segments of the population, recognizing the ethno-racial diversity of the community and with special consideration to the needs of individuals of all ages and abilities;
- b) promoting community awareness of planning issues and decisions, through use of clear, understandable language and employing innovative processes to inform the public, including the use of traditional and electronic media; and
- c) providing adequate and various opportunities for those affected by planning decisions to be informed and contribute to planning processes, including:
 - i. encouraging pre-application community consultation;
 - ii. holding at least one community meeting in the affected area, in addition to the minimum statutory meeting requirements of the *Planning Act*, for proposed Official Plan and/or Zoning By-law amendments prior to approval;
 - iii. ensuring that information and materials submitted to the City as part of an application during the course of its processing are made available to the public; and
 - iv. ensuring that draft Official Plan amendments are made available to the public for review at least twenty days prior to statutory public meetings, and endeavouring to make draft Zoning By-law amendments available to the public for review at least ten days prior to statutory public meetings, and if the draft amendments are substantively modified, further endeavouring to make the modified amendments publicly available at least five days prior to consideration by Council.

2. Complete Applications

Applications to amend the Official Plan, to amend the Zoning By-law and applications for Plan of Subdivision, Plan of Condominium or Consent to Sever will comply with the statutory complete application submission requirements of the *Planning Act* and the requirements identified in Schedule 3.

In addition, applications for Site Plan Control Approval should satisfy the submission requirements identified in Schedule 3.

Information and materials to be made available to the public for review will be provided upon request in electronic and/or paper copy form at a fee not to exceed the City's actual cost in providing such information or material.

Schedule 3 outlines the City requirements for complete applications. When seeking development approvals from the City, applicants should also refer to "Building Toronto Together – A Development Guide" which outlines the City's development review processes. In addition to the requirements of the *City of Toronto Act*, *Planning Act* and/or Regulations, the City may require additional information to properly evaluate an application. Complete application requirements may be discussed during pre-application consultation.