



Planning & Housing Committee  
Toronto City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2  
Email: phc@toronto.ca

September 24, 2023

Dear Committee Members:

**RE: PH6.2 - Bill 109 Implementation, Phase 3 - Recommended Official Plan and Municipal Code Amendments respecting Site Plan Control**

ABC Residents Association (“ABCRA”) is an incorporated volunteer body that has been in existence since 1957. ABCRA represents the interests of residents who live in the area between Yonge Street and Avenue Road and Bloor Street to the CPR tracks.

ABC would like to thank City Planning staff for their work trying to mitigate the challenges posed by implementation of Bill 109. We understand that this is a very large project, and we appreciate the ability to provide feedback. ABC continues to be concerned about the impacts of Bill 109 on the City’s ability to provide good planning.

ABC supports the proposal for sequential consideration, decision-making and approval of development applications to support scoped review of Zoning By-law Amendment and Site Plan Control application types. We believe this is a necessary change to respond to Bill 109.

However, we would like to see a change made to recommendation 4. *“City Council direct the Chief Planner and Executive Director, City Planning to undertake stakeholder and public consultation regarding pre-application consultation with local communities and Councillors and report back to Planning and Housing Committee by Q2 2024”.*

We are concerned that the Committee will not receive a report, or make a decision on community involvement in the planning process until Q2 2024. That will be almost 2 years since the initial changes to the site plan control came into effect. Waiting until Q2 2024 for a report will mean that another 3 rounds of 90 day approvals will have taken place, and likely dozens of approvals made without a clear process for resident or councillor feedback to be incorporated.

**We would like to recommend that the report back date for recommendation 4 be moved forward, and that every effort is made to codify a process for meaningful resident engagement as soon as possible.**

Sincerely,

The ABC Residents Association,  
Ian Carmichael and John Caliendo,  
Co-Chairs