



September 27, 2023

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

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

Dear Chair Councillor Perks and Planning and Housing Committee Members:

First, FoNTRA would like to acknowledge the City Planning efforts to attempt to address and mitigate the challenges posed by implementation of Bill 109. FoNTRA continues to be concerned about the impacts of Bill 109 on the City's ability to ensure good planning and avoid unfair financial penalties.

FoNTRA 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 and reasonable process change to respond to Bill 109.

A key aspect of responding to Bill 109 is the introduction of pre-application consultation with local communities and Councillors. We strongly support this and recommend that the process for meaningful resident engagement be developed as soon as possible.

We are concerned that based on the proposed timeline of Q2, 2024 for reporting back on the proposed process for consultation, the Committee will not receive a report, or make a decision on community involvement in the planning process until almost 2 years from the initial changes to the site plan control process coming into effect. It also means 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.

As such, we recommend that the time frame for reporting back on the consultation be brought forward from Q2 2024 to Q1 2024, i.e.,

- That Recommendation 4 read: “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 **Q1 2024**”

Respectfully submitted,

Yours truly,

Geoff Kettel
Co-Chair, FoNTRA

Cathie Macdonald
Co-Chair, FoNTRA

Cc: Gregg Lintern, Chief Planner and Executive Director, City Planning Division
Michelle Drylie, Project Director, Business Transformation, City Planning

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.