

September 28, 2023

Planning & Housing Committee  
Toronto City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2

**Attention: Nancy Martins, Administrator**

Dear Sirs/Mesdames:

**Re: Item No. PH6.2 – Bill 109 Implementation, Phase 3 – Recommended Official Plan and Municipal Code Amendments Respecting Site Plan Control Proposed Official Plan Amendment No. 688.**

Rockport Group is a fully integrated real estate development service within the GTA delivering a range of housing inclusive of mid- and high-rise purpose-built rental buildings and condominiums. We have reviewed the Report for Action titled “Bill 109 Implementation, Phase 3 - Recommended Official Plan and Municipal Code Amendments respecting Site Plan Control” dated September 14, 2023 (the “Staff Report”) and have concerns with the Draft Official Plan amendment and proposed amendments to the Municipal Code.

We understand and appreciate the challenges the City of Toronto is facing in its mandate to conform with the legislative changes of Bill 109 however, we strongly disagree with the newly proposed process. Requiring “in-effect zoning compliance”, for a site plan control application to be deemed complete and reviewed by City Staff will create in-efficiencies and additional delays within the development application review process. Furthermore, within the context of the current housing crisis and the goal to achieve housing targets, the introduction of this requirement without a clear process for effective implementation will hinder the development industry’s ability to deliver housing in a timely manner, which will only exacerbate the housing crisis.

We kindly request the item to be deferred to enable additional consultation regarding OPA No. 688 in efforts to find solutions that directly respond to Bill 109 and improve the efficiency of the current development review process.

Please also accept this letter as our request to be included on the notice list for any decision of City Council regarding this matter.

Sincerely,



Annalisa Longo, Development Manager  
Rockport Group