



Nancy Martins  
Planning & Housing Committee  
Toronto City Hall  
100 Queen Street West  
Toronto, ON M5H 2N22

Monday January 22, 2024

Dear Members of the Planning and Housing Committee

**Re: PH9.13 - Committees of Adjustment and Minor Variances**

The ABC Residents Association is a volunteer organization committed to enhancing the quality of life in our neighbourhood through active participation in municipal issues. We serve the residents living in Toronto's Yorkville / North Midtown community between Yonge Street west to Avenue Road and Bloor Street north to the CPR tracks.

We are writing in support of this recommendation by Councillor Saxe and the Annex Resident's Association. In recent months there has been an increase in Committee of Adjustment requests for additional height for large-scale multi-storey development proposals that already hold site-specific zoning permissions. While we do not necessarily object to the height additions, clarity on the appropriate avenue for these requests and a framework that can be consistently applied is necessary.

In addition to clarifying the definition of 'minor' in the context of large-scale multi-storey applications, we believe that this clarification is needed to provide guidance to the C of A committee in their evaluations of the test of "minor" for all types of applications. This will also improve equity for applicants and transparency for the public to understand how this test is evaluated. There is currently no consistency in how these rules are applied across applications, causing undue friction between neighbours, and unnecessary time and money spent on baseless applications and/or appeals.

ABCRA is participating in the ongoing Committee of Adjustment KPMG Recommendations and Transformation Initiatives Stakeholder Update and Engagement Sessions, and hope that these recommendations are reflected in their final report.

Sincerely,

The ABC Residents Association,  
Ian Carmichael and John Caliendo,  
Co-Chairs  
[abcra@abc.ca](mailto:abcra@abc.ca)