



January 28 2024

Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2
Attention: Nancy Martins

RE: PH9.4 - Improving Community Consultation in the Development Review Process - Proposals Report

Dear Chair Gord Perks, and Members of Planning and Housing Committee,

FoNTRA is all too aware of the importance of protecting and fostering Community Consultation amidst the Province's new rules and shorter time-lines.

We therefore strongly support the staff recommendations that:

1. Planning and Housing Committee request the Interim Chief Planner and Executive Director, City Planning to undertake stakeholder and public consultation regarding pre-application consultation with local communities and Councillors and community consultation meetings and report back to Planning and Housing Committee by the end of Q2 2024
2. Planning and Housing Committee request the Interim Chief Planner and Executive Director, City Planning, in consultation with the City Solicitor, to establish clear requirements for recording and publishing virtual community consultation meetings on the City of Toronto's digital platforms, including standard requirements for the collection of necessary personal information under the Municipal Freedom of Information and Protection of Privacy Act.

Under Provincial Bill 109, decision-making and approval timelines have been significantly reduced, highlighting the need to undertake focused consultation on City Planning's development review-related community consultation practices.

We support City Planning proposals to expand the Pre-Application Consultation (PAC) process and to move Community Consultation Meetings (CCMs) from the

formal review process (after an application has been deemed complete) to the PAC process (prior to submission of an application).

We look forward to participating in city-wide public consultation, targeted stakeholder consultations and industry consultation commencing in February 2024.

We wish to add a recommendation for further study: community groups will need a better Distant Early Warning (DEW) system that alerts them to proposed developments, and that leads them seamlessly to the documents a developer is submitting. We recommend that:

- The City undertake improvements to both its development planning website and its devices to ensure timely notice of new proposals to the public and Councillors.

NOTE: FoNTRA would like to bring to your attention that we will file as a Participant in support of the City at the Ontario Land Tribunal (OLT) re the City adopted Official Plan (OPA 688) and Municipal Code Amendments respecting Site Plan Control¹ has been appealed to the OLT by a dozen developers and BILD.

In October, 2023, City Council adopted OPA 688 which amended Schedule 3 of the City's Official Plan, the City's additional complete application requirements for various development applications, to add in-effect zoning compliance as a new requirement for site plan approval applications. This amendment proposed sequential consideration, decision-making and approval of development applications to support scoped review of Zoning By-law Amendment and Site Plan Control application types.

FoNTRA supported the staff report² at PHC in September 2023. We continue to believe that this is a necessary change to respond to Bill 109.

Yours truly,

Geoff Kettel
Co-Chair, FoNTRA

Cathie Macdonald
Co-Chair, FoNTRA

Cc: Jag Sharma, Deputy City Manager, Growth and Development
Kerri Voumvakis, Interim Chief Planner and Executive Director, City Planning Division
Michelle Drylie, Project Director, Business Transformation, City Planning

¹ On October 12, 2023, City Council adopted the report "Bill 109 Implementation, Phase 3- Recommended Official Plan and Municipal Code Amendments respecting Site Plan Control <https://secure.toronto.ca/council/agenda-item.do?item=2023.PH6.2>

² (September 27, 2023) Letter from Geoff Kettel and Cathie Macdonald, Co-chairs, Federations of North Toronto Residents' Associations (PH.New) <https://www.toronto.ca/legdocs/mmis/2023/ph/comm/communicationfile-172453.pdf>

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 250,000 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.