



**Confederation of Resident & Ratepayer
Associations in Toronto**

203A/881A Jane Street
Toronto, Ontario. M6N 4C4
3 May, 2024

To: phc@toronto.ca

To: The Chair and Members
Planning and Housing Committee

Re: Amendments to Official Plan being OPA 720 – PH 12.2 – 9 May, 2024

On behalf of the Confederation of Resident & Ratepayer Associations in Toronto (CORRA), the following comments are being raised in regard to OPA 720.

CORRA supports the proposed amendments to Schedule 3.

In particular ensuring that heritage properties and those adjacent to a proposal are reviewed is something CORRA supports. CORRA appeared before the OMB when the amendments to the Heritage provisions went forward several years ago to ensure the prior policies were strengthened and in certain cases not diminished. We view requiring such analysis for a complete applications strengthens the Official Plan policies.

Similarly other amendments such as those relating site plan make sense on more than one level.

Having said that I note CORRA was formed in part because of the struggles in the late 60's to have the public have a role in planning. At that time the public could depute but not have their comments considered. Planning was the realm of the Development Department, developers and speculators.

CORRA notes the wholesale assault by the Ford Government, much as the regime in Animal Farm, has decided all citizens are equal but soon some are to be more equal than others. To wit only developers, applicants and speculators may appeal a decision of council, with the result that the only voices that will be heard are the voices of the development industry.

CORRA notes that Committee of Adjustment matters other than a severance do not go through the same analysis as Zoning and Official Plan matters. In the past when there was a right of appeal, that full analysis would happen at the TLAB. Today applications which involve renovictions and increases in height and stories are not

uncommon and often approved by the Committee. The City needs to step forward to ensure participatory planning does not simply become a motherhood statement with neither force nor effect.

Given that Site Plans do fall under the Complete Application process. The City should direct staff to review if the site plan process should apply to certain Committee of Adjustment matters such as heritage, trees and special areas subject to such matters as flooding, drainage and soil instability.

CORRA has seen applications where renovictions were directly impacted by the variance requests.

To summarize, CORRA RECOMMENDS:

- 1. THAT THE PROPOSED AMENDMENTS BE ADOPTED;**
- 2. THAT COUNCIL DIRECT STAFF TO CONSIDER AND REPORT BACK TO THE PLANNING AND HOUSING COMMITTEE WHETHER CERTAIN APPLICATIONS SHOULD BE REQUIRED TO GO THROUGH THE SITE PLAN REVIEW PROCESS FOR SUCH MATTERS AS IMPACTS ON TREES, IMPACTS ON HERITAGE PROPERTIES, DRAINAGE, FLOODING, SOIL STABILITY AND “RENOVICITONS”.**

We ask that Council not only listen to the development industry but to impacted neighbours. At present there is no balance. It is though the City is operating as the Province does, on what is good for the development industry is good for the City.

Please note either I or another member of the CORRA Executive would like to depute to the matter.

Submitted on behalf of the
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