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To: Planning and Housing Committee

Dear Chair and Committee Members,

I am writing to express my strong support for the motions moved by Councillor Matlow on behalf of Councillor Saxe regarding PH17.12 – Minor Variances for Additional Height and Density on Related Zoning By-law Amendments.

Several neighbourhoods in Ward 15 – Don Valley West are currently undergoing significant intensification, particularly along Eglinton Avenue East. Since the Province enacted *Bill 23 – More Homes Built Faster Act*, we have witnessed a concerning increase in the number of developers applying to the Committee of Adjustment (CoA) for more height and density on sites where major Zoning By-law Amendment Applications have already been approved.

In some cases, the applicant and City have reached a mediated settlement through the Ontario Land Tribunal (OLT), only for the applicant to essentially override the OLT decision by applying to the CoA for more height and density. Often, local resident groups are involved as Parties or Participants to these hearings at their own cost. For example, at 1837 Bayview Avenue, the developer reached a mediated settlement agreement with the City and neighbours for a 22-storey building, despite originally applying for 25 storeys. Shortly after the OLT approval, the developer successfully applied to the CoA for an additional three storeys, negating the settlement agreement.

These settlements often take many months to reach and cost both the City and local resident groups significant resources to litigate. Permitting applicants to modify Zoning By-law Amendment Agreements – especially where they have been mediated – not only wastes valuable City resources but also undermines public faith in the planning process, which is already on shaky ground.

I support Councillor Saxe's call for a by-law to define what qualifies as a minor variance for large-scale, multi-storey developments in cases where the application was resolved by way of a settlement. I also support the work plan laid out in this Staff Report for Community Planning to implement stringent, predictable commenting guidelines for these applications.

Yours truly,

Councillor Chernos Lin
Ward 15 – Don Valley West