



October 28 2025

Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2PHC
Attention: Nancy Martins

RE: PH25.9 - Toronto Local Appeal Body - Chair's 2024 Annual Report

Dear Chair Gord Perks and Members Planning and Housing Committee,

The Federation of North Toronto Residents Associations represents over 35 resident associations in North Toronto and North York, and works to bring forward a coordinated and informed perspective on the City's land use and transportation issues affecting the neighbourhoods and the City. The residents' associations that make up FoNTRA believe that Toronto can and should achieve better development.

The 2024 Annual Report provides a comprehensive summary of activities with helpful graphical illustrations. Our comments below are fully intended as constructive suggestions for additional information to be included.

The report focuses on usage and hearing-related statistics e.g., number of appeals, by month, and decisions. As residents, our interests also include such matters as:

- (1) who is making appeals i.e., applicant, third parties (residents/public) and City and how has this changed over time, given that third parties are no longer allowed to appeal Committee of Adjustment decisions, and
- (2) decisions in regard to the above i.e., approve, approve with amendments, reject, etc.

The report should include operational issues raised by residents and other users, and make recommendations to improve access by residents to TLAB, given the reduced access to appeals for residents.

Appeals to Committee of Adjustment applications are not all "minor", a subjective category, and can have significant impacts on neighbours. Those affected must be given the opportunity to be heard. In that regard, we suggest that renewed consideration be given to in-person hearings (in addition to hybrid). We are aware that there was a Public Business Meeting on this last year but we suggest that this issue needs to be raised again. We note that FoNTRA was invited to provide feedback on the return to in-person hearings, but was not able to arrange a deputation.

Finally, we recommend that the Chair's Annual Report be filed in the first or second quarter of the following year.

Yours truly,

Geoff Kettel

Geoff Kettel
Co-Chair, FoNTRA

Cc: Dianne Kasias, Executive Director, Court Services
Brian Halloran, Manager, Court Operations - Tribunals, Court Services
Jason Thorne, Chief Planner and Executive Director, City Planning
Valesa Faria, Executive Director, Development Review
Kyle Knoeck, Director, Zoning and Secretary-Treasurer, Committee of Adjustment, City Planning Division

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.