



October 29, 2025

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

Dear Chair and Members of the Planning and Housing Committee

RE: PH25-8 Property Standards By-law: Phase II Review and Other Property Items

The Bloor Street East Neighbourhood Association (BENA) is an incorporated nonprofit organization whose footprint contains primary mixed-use buildings. Our submission relates to the Section of the Draft by-law -Toronto Municipal Code 629-4.22 Property Standards dealing with “**Nuisance Lighting**”.

We wrote in support of this review when it came forward as a Members Motion last year and welcome the stronger measures contained in the new by-law. We support the education portion of the recommendations and request that all lighting regulations, not just related to this by-law, be included in the education materials. With this portion of the by-law coming into force in 2027, the City should have sufficient time to do the education portion well.

Residents should not have to know that light coming into their living space is regulated by the Sign By-law while another is through Property Standards, yet another covered under the “Bird friendly” provisions, and we could continue. Our footprint has several types of “nuisance lighting” and are looking forward to seeing how or if these are covered in these measures, others, or exempt.

We would anticipate Staff and Councillors, in rolling out the education piece, will monitor the feedback and use the information from it and out of the upcoming Sign By-law review to recommend changes to these rules as necessary.

We again thank Councillors Saxe and Bradford for bringing the members motion forward to Council and seeing it acted upon quickly.

Respectfully submitted,
Linda Brett, President, BENA

On behalf of BENA
Bcc: BENA Operations Committee
cc. FoNTRA
FoSTRA
Councillor Saxe
Councillor Bradford