

Leaside Residents Association Incorporated

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June 23, 2026

Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

RE: MM42.27 - Aligning the City's Response on Sites Under Active Litigation - by Councillor Rachel Chernos Lin, seconded by Councillor Josh Matlow

Dear Mayor Olivia Chow and Members of City Council

This is to express our strong support for the Members Motion:

1. City Council request the Minister of Municipal Affairs and Housing to consider the addition of provisions in the Ontario Building Code addressing development on sites where municipalities have initiated legal action on matters material to the legal condition of the land and are seeking remediation of the land to its previous condition, so as not to fetter the court through the issuance of building permits prior to the conclusion of legal proceedings, as part of the Province's line-by-line review of the Ontario Building Code.

One of the situations that are proposed to be addressed by this Motion is where illegal tree culling has occurred, and the City is engaging in enforcement action through the courts, but despite this the applicant has been able to apply for and receive a building permit. This situation seems to be particularly associated with Multiplexes where there is a financial imperative (related to CMHC financing pre-conditions) to secure approval of a fifth unit – the garden suite in the rear of the lot. And the rear of the lot is of course where the trees tend to be located!

Again we support the Motion and appreciate the efforts of Councillors Chernos Lin and Matlow to bring this forward.

Respectfully submitted

Geoff Kettel

Geoff Kettel
Co-President with Carol Burtin Fripp