



June 11, 2026

Nancy Martins

Toronto City Hall

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Email phc@toronto.ca

Attn: Planning and Housing Committee

RE: PH31.11 – Continuous Improvement of the Committee of Adjustment

Dear Council Members,

Thank you for the opportunity to comment on this file. The LBNA monitors all Committee of Adjustment files considered by the Etobicoke York Panel and generally deposes monthly on an as needed basis in consultation with members, City staff, applicants, residents of Long Branch and adjacent communities.

Overall, we are generally satisfied with the quality and composition of members serving on the Etobicoke York Panel. Generally outcomes are fair and predictable.

However, we have several concerns regarding the current process and its accessibility to residents. First, the volume of materials that Committee members are required to review is significant. From experience, this has led to situations where correspondence from our association was misfiled as an objection when it was intended only as comments on conditions. This raises a broader concern that written submissions may not always be accurately interpreted within the process. As a result, there is a growing perception that only in-person deputations are effective, despite the fact that many residents are unable to attend hearings during working hours and rely exclusively on written submissions to have their views considered.

We are also concerned that current decision-making tends to prioritize built form outcomes over environmental considerations, particularly in neighbourhoods experiencing ongoing development pressure. This imbalance risks undermining long-term environmental objectives at the neighbourhood scale. We remain concerned about the application of as-of-right building envelopes in severance applications and the associated removal of protected trees. While policy direction, including the Multiplex amendments, indicates stronger protections for urban canopy preservation, implementation does not always reflect these intentions. The recent future reduction in diameter-at-breast-height (DBH) thresholds for protected trees is a positive step, but without consistent support at the COA stage, these policies will have limited impact on preserving and enhancing Toronto's urban tree canopy.

In addition, we recommend that severance applications be removed from the Committee of Adjustment process. These applications involve complex planning considerations that are not well-suited to a

quasi-judicial forum designed for minor variances. We have experience with deputations being misunderstood by Committee members and no opportunity for clarification due to the 5 minute deputation format granted to residents. A more collaborative and policy-driven planning process would better serve both applicants and communities.

Circulation and notification practices remain a concern. A single application can represent the beginning of a broader pattern of change within a neighbourhood. However, in communities without active residents' associations or planning expertise, residents often lack the resources to effectively interpret and respond to applications within a policy framework. To address this, we recommend the City consider providing dedicated staff support and accessible educational resources to assist residents in understanding and engaging with planning applications.

We encourage the City to improve transparency by releasing staff reports earlier in the process, allowing residents adequate time to review staff analysis before submitting their comments.

Finally, we note limitations in accessibility for the annual stakeholder review process, which is currently held in-person downtown. A central location does not exude inclusivity to neighbourhoods that have limited transit and opportunity to attend. Expanding this process to include virtual participation options would significantly improve accessibility and inclusivity.

Thank you for your consideration of these comments.

Sincerely,



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Cc

Planning and Housing Committee

Gord Perks, Chair

Frances Nunziata, Vice Chair

Josh Matlow, Councillor

Jamaal Myers, Councillor

Brad Bradford, Councillor

Vincent Crisanti, Councillor

Etobicoke Community Council

Stephen Holyday, Chair, Etobicoke Lake Shore Community Council

Vincent Crisanti, Councillor

Frances Nunziata, Councillor

Anthony Perruzza, Vice Chair, Etobicoke Lake Shore Community Council

Amber Morley, Councillor Ward 3, Deputy Mayor