

From: **Councillor Colle8** <[Councillor\\_Colle8@toronto.ca](mailto:Councillor_Colle8@toronto.ca)>  
Date: Tue, 3 Sept 2024 at 13:29  
Subject: 3180-3202 Yonge Street Committee of Adjustment Update  
To:

Dear Residents,

This email is to inform you that the City of Toronto's Committee of Adjustment has **refused** the Minor Variance Application at 3180-3202 Yonge Street to increase the already approved 11-storey building, by 4 additional storeys, plus a mechanical amenity level, for a total height of 15-storeys, including 49 additional dwelling units.

Thank you for taking the time to write to my office and the Committee to express your concerns and, also to those who spoke at the hearing. You really made a difference.

Unfortunately, under provincial planning laws, the applicant still has the right to appeal the Committee's Refusal decision to the Toronto Local Appeal Board (TLAB).

I do not believe that the Committee of Adjustment is the right quasi-judicial body to consider these requests for changes to large scale developments under the guise of "minor variances"; and authorizing them to overrule negotiated settlements and approved Orders by the Ontario Land Tribunal (OLT).

As stated in my submission to the Committee of Adjustment, the addition of these 49 dwelling units would not have been a minor variance and should not have been before the Committee of Adjustment.

However, at this point in time, Provincial planning laws allow this to take place.

It would be helpful to prevent this growing trend at Committee of Adjustment for additional density and end this new short-cut that makes a mockery of the City's long established, professional planning process.

I have asked City Planning Staff to report back on how applications to the Committee of Adjustment for additional height on approved large-scale developments should be handled more broadly.

However, any changes to the Planning Act must come from the Provincial Government.

As such, you can help change this by contacting your local MPP Robin Martin at [robin.martin@pc.ola.org](mailto:robin.martin@pc.ola.org) and the Hon. Paul Calandra, Minister of Municipal Affairs and Housing [minister.mah@ontario.ca](mailto:minister.mah@ontario.ca) and ask them to amend the Planning Act to ensure that the Committee of Adjustment is not used as an inexpensive, short-cut to get what developers wanted in the first place.

It should not be a work around to what should be a full-scale reassessment when the applicant is requesting changes to a legal settlement and OLT Order.

**Please copy me on your correspondence and let me know if you receive a response.**

Here is more information about the TLAB process and other Provincial planning changes:

1. Through Bill 185, the Provincial Government has eliminated the rights of third parties such as residents and resident associations to appeal Committee of Adjustment decisions.
  - Only the applicant, the Minister of Municipal Affairs and Housing, specified persons and public bodies such as the municipal government, are permitted to appeal decisions.
2. If appealed by the owner, Notices of Hearing will be emailed or mailed by TLAB to all interested persons from the Committee of Adjustment hearing, and the registered owners of all neighbouring properties within a 60-metre radius of the property under appeal.
3. TLAB will post information received on the TLAB website for the benefit of the public. [Toronto Local Appeal Body – City of Toronto](#)
4. Hearings of the TLAB are open to the public. Any member of the public can attend, complete the sign-in sheet, and sit in on any hearings that are taking place. ‘
5. If you wish to take a more active role, you may request party or participant status. Either of these two roles will allow an individual to be a contributor in the hearing. For more information, please see the Guide at [Toronto Local Appeal Body, Public Guide](#)

Thank you again for your participation. If you wish further clarification, please contact my Committee of Adjustment Assistant Linda McCarthy at [linda.mccarthy@toronto.ca](mailto:linda.mccarthy@toronto.ca) or Casey Richardson, Director of Planning and Development at [casey.richardson@toronto.ca](mailto:casey.richardson@toronto.ca).

Kind regards,

Deputy Mayor Mike Colle

City Councillor, Eglinton-Lawrence

(416) 338-0008

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