



July 4, 2022

Planning and Housing Committee
c/o Nancy Martins
10th Floor West Tower, City Hall
100 Queen St W
Toronto, ON M5H 2N2

Members of the Planning and Housing Committee

RE: PH35.1 EHON – Neighbourhood Retail and Services Study

The LBNA has concerns with some of the proposed changes to the Planning Act as a result of the Neighbourhood Retail and Services Study. While change in policy can benefit a neighbourhood, I believe careful consideration of the ramifications of an action must be taken before cancelling a regulation that was likely put in place for a very good reason. **I would request and opportunity to address the Planning and Housing Committee Meeting on July 5 regarding PH35.1.**

Overall, we have major concerns to two of the proposed changes listed on Page 14 of the report.

- The removal of the reference to Major Streets of the Official Plan, leaving the Zoning By-law to define appropriate location for these uses.
- The removal of specific requirements for a Zoning By-Law Amendment to establish such uses.

Regarding Major Streets, it is preferable that any business would be located along the Major Street, in our case Lakeshore Blvd. This street is a walkable distance from most homes. This location would be a better situation for the individual homeowner and location which would likely be more successful for the business owner. Careful consideration of what type of business could be located in the residential areas. I believe the list of businesses presently allowed to operate out of homes is quite satisfactory.

Regarding the removal of specifying the uses is also of great concern. Early in the report it mentions a café as a suitable business that could be established in a neighbourhood. This example piqued my attention because I pondered what it would be like to live beside a café – a eating/drinking establishment usually outdoors. At one point in the report, several businesses are specified as allowed in the neighbourhoods at present. These businesses included barber,

hairdresser, beautician, dressmaker, seamstress, tailor, medical office or office of a health-related professional. In my neighbourhood, I know of an accountant, lawyer, and a registered massage therapists that all operate out of their homes. The common element for all these professions is that all businesses takes place indoors. A café is an outdoor eating/drinking establishment. We have neighbours that have backyard barbeques/dinners -- occasionally. Perhaps a bit of noise but it only happens once or twice a month at most. Living beside a cafe would be like having a neighbour that had a backyard barbeque every single night. If the café wasn't fairly busy every night, it likely would not be able to turn a profit.

On page 9 of the report, types of businesses that occupy and entire home that are NOT allowed in the neighbourhood under By-law 569-2013 include: a personal service shop, animal shelter, kennel, vehicle repair shop, vehicle service shop, vehicle washing establishment or manufacturing use. Reading that list along with the proposed change to drop the restriction on these businesses would potentially create a situation that was even worse than the café next door. Living beside a dog kennel or a car wash would be worse than the café.

I can appreciate the initiative to relax certain bylaws to allow for more people to work from home. However, I fear the rush to create "City Wide Solutions" in the name of some idea of equality, local plans, already in place, are not receiving recognition or necessary support. Long Branch has in place a plan to focus the intensification of new housing on the main avenues. Retail and other commercial space could (and should) also so be located along those same avenues. Working towards implementing that plan would be superior to opening up the entire neighbourhood to retail businesses with insufficient limitations on the type of businesses.

I would request and opportunity to address the Planning and Housing Committee Meeting on July 5 regarding PH35.1.

Sincerely,



Andy Choles,
Board Member,
Long Branch Neighbourhood Association
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