



TO: clerk@toronto.ca
phc@toronto.ca

July 3, 2022

Re: PH35.1 Expanding Housing Options in Neighbourhoods – Retail and Services Study Final Report Phase One – SAHRA's Comments

The South Armour Heights Residents' Association ("SAHRA") represents approximately 850 households in the area between Yonge Blvd over to Avenue Road, from the 401 down to Brooke Avenue within Ward 8 (Eglinton-Lawrence).

Our Post WWII area is currently zoned as RD – single detached. Local commercial uses and home occupations by the currently permitted list of specific services are not permitted; however home occupations are allowed on certain sections of Avenue Road. However, our western boundary of Upper Avenue has Commercial designation including often for 1 to 2 properties in on the side streets. Our residents have excellent access to stores and services on Avenue Road, Yonge Street and Lawrence Avenue West. There is a high walkability ratio for many of our residents, especially for Avenue Road.

We do not see difficulties with the Draft OPA changes to allow local commercial uses (ie corner stores, drycleaners) but we see this occurring on our **boundary** streets such as Avenue Road and Wilson Avenue, rather than on inner residential streets. Also, we do not see difficulties with the Draft OPA and ZBA changes to allow home occupations for the specified list of services in our area. There might be some uptake on this on our boundary streets (such as Wilson Avenue) in residential buildings but we do not envisage a major impact on our inner residential streets,

We would however be very concerned however if the City's intentions are to modify the home occupations rules concerning signage, built form, employees working on site and/or customers attendance at the site, within our inner residential streets.

We asked EHON for an explanation of two suggested changes in the Draft OPA but we did not receive a response:

- New b) "are of a physical **scale**" – this was worded previously as "have a physical **form**" – what is the difference between these definitions? Specifically 'scale' versus 'form'. What are the criteria?
- The current OPA stated "...may be permitted through an amendment to the Zoning By-law, where required, on major streets shown on Map 3, **with the exception of portions of streets which have revised lot frontages.**" Please explain this exception and the impacts of eliminating mention of it in the Draft OPA?

We would also question the deletion from the current OPA of "a) serve the needs of area residents and potentially reduce automobile trips". We see a statement in the new first paragraph "... support daily



life in Neighbourhoods” but we do not see else reference to potentially reducing automobile trips. Is this not still an objective?

We have tried to make our Association’s members aware of the various EHON initiatives – Laneway Suites, Garden Suites, Multiplexes and Local Commercial Uses but very few understand the programs and unintended consequences. It is the responsibility of the City to advise/educate all property owners of intentions of changes to the Official Plan and Zoning By-laws – the City must reach all 550,000 property owners, not just the small portion that have chosen to follow EHON initiatives. How are you going to communicate these proposed changes to all?

Thank you for reviewing/responding to our comments, questions and requests.

Respectfully submitted

Sheila Dunlop (Secretary)

Copies:

Mayor John Tory
Councillor Mike Colle, Linda McCarthy
Councillor J. Robinson
Councillor A.Bailao, Chair, Planning and Housing Committee
Gregg Lintern (City Planning)
Jim Sadler, Bob Williams, Gary Langdon (SAHRA)
Geoff Kettel, Cathie Macdonald (FoNTRA)
Rick Greem, Don Young (FoSTRA)
Wm Roberts, Veronica Wynn (CORRA)
Vera Straka (DMRI)
Patrick Shiels (Bedford-Wanless Ratepayers’ Association)
Lytton Park Residents’ Organization
Bedford Park Residents Organization
Upper Avenue Community Association