



Confederation of Resident & Ratepayer  
Associations in Toronto

63 SouthKingsway  
Toronto, Ontario  
M6S 3T4  
28 June, 2022

Dear Chair Councillor Perk  
and Members of the Planning and  
Housing Committee

PH35.1 NEIGHBOURHOD RETAIL AND SERVICES STUDY FINAL REPORT PHASE 1

I am writing on behalf of the Confederation of Resident & Ratepayer Associations in Toronto (CORRA) to raise our objections to the proposed amendments to the Policy 4.3 of the City of Toronto Official Plan.

While there is much to be concerned with the cavalier approach to impacts, the most egregious of the changes appears to run counter to the City of Toronto policy concerning the discouragement of automobile use.

CORRA fails to understand how the Planning and Development Department on one hand states it wants to discourage car use, which purportedly is the policy of your committee but would remove the requirement presently found in the official Plan.

Presently the OP states:

"a) serve the needs of area residents and potentially reduce local automobile trips;"

**CORRA recommends that :**

**"a) serve the needs of area residents and potentially reduce local automobile trips;"**

**be inserted back into the amendment and the new a) and b), be renumbered b) and c).**

CORRA can only conclude that if you do not restore the aforementioned wording that your committee wants to encourage automobile trips and destination retail.

Kindly find attached City document showing the proposed and present wording.

Yours truly

A handwritten signature in black ink, appearing to read 'William H. Roberts', is written over the typed name and title.

William H. Roberts, LLB.

Chair



### **Proposed New Text**

Small-scale retail, service and office uses support daily life in Neighbourhoods and encourage complete, connected communities, contributing to amenity, sustainability, equity, diversity and vitality.

Small-scale retail, service and office uses are permitted on properties in Neighbourhoods that legally contained such uses prior to the approval date of this Official Plan.

New small-scale retail, service and office uses are permitted in Neighbourhoods provided that they:

- a) have minimal noise, parking or other adverse impacts upon adjacent or nearby residents; and
- b) are of a physical scale and in a location that is compatible with and integrated into the Neighbourhood.

### **Original Text**

3. Small-scale retail, service and office uses are permitted on properties in *Neighbourhoods* that legally contained such uses prior to the approval date of this Official Plan. New small-scale retail, service and office uses that are incidental to and support *Neighbourhoods* and that are compatible with the area and do not adversely impact adjacent residences 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 reversed lot frontages. To maintain the residential amenity of *Neighbourhoods*, new small-scale retail, service and office uses will:
  - a) serve the needs of area residents and potentially reduce local automobile trips;
  - b) have minimal noise, parking or other adverse impacts upon adjacent or nearby residents; and
  - c) have a physical form that is compatible with and integrated into the *Neighbourhood*.