



July 4, 2022

10th floor, West Tower, City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2  
Attention: Nancy Martins  
phc@toronto.ca

**RE: PH32.Expanding Housing Options in Neighbourhoods: Major Streets – Interim Report**

Dear Deputy Mayor Ana Bailão, Chair, and Members, Planning and Housing Committee

FoNTRA represents over 30 residents associations in the area generally bounded by Sheppard Avenue, the Don Valley Parkway, Bloor Street and Bathurst Street. These associations have a wide range of types of neighbourhoods and roads designated “Major Streets” in the Official Plan.

**We support the report’s recommendation:**

- **“That Planning and Housing Committee endorse the contents of this report as the basis for ongoing consultation”,**

Public consultation should include local meetings - not just city-wide or district-level meetings.

Criteria need to be developed that can be applied to different types of neighbourhoods and major streets. Given the variety of neighbourhoods, there cannot be a “one size fits all” solution.

We need better cartography. The present maps of what are Major Streets, and where they are located need to be clarified. The four district maps attached to the report employ weak colouring, making it extremely difficult to distinguish "Major Streets". We also need far more detailed specific area maps of each district - not just single maps for each district. Also Avenues should be included, to clarify the difference from Major Streets.

In addition, other questions arise regarding the use of current Official Plan Major Streets map. For example, has the map been updated to be consistent with the Toronto Classification System maps, as approved by City Council on April 24, 2018? Further, there should be a review of which streets are included<sup>1</sup>.

**We recommend:**

- **that the location of designated Major Streets, and their depiction on mapping be reviewed, in order to clarify the rationale for designation, and a clearer understanding of Major Streets. That will help public consultation.**

Yours truly,

Geoff Kettel  
Co-Chair FoNTRA

Cathie Macdonald  
Co-Chair FoNTRA

c.c. Gregg Lintern, Chief Planner and Executive Director, City Planning Division  
Brooke Marshall, Senior Planner, Zoning and Committee of Adjustment,  
City Planning Division,  
Samuel Baptiste, Senior Planner, Transportation Planning, City Planning  
Division  
CORRA  
FoSTRA

**The Federation of North Toronto Residents' Associations (FoNTRA)** is a non-profit, volunteer organization comprised of over 30 member organizations. Its members, all residents' associations, include at least 170,000 Toronto residents within their boundaries. The residents' associations that make up FoNTRA believe that Ontario and Toronto can and should achieve better development. Its central issue is not *whether* Toronto will grow, but *how*. FoNTRA believes that sustainable urban regions are characterized by environmental balance, fiscal viability, infrastructure investment and social renewal.

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<sup>1</sup> For example, in the Deer Park area, the only relevant major street route is Avenue Road north from St. Clair to the turn to go around Upper Canada College, then along Oriole Parkway then to go west on Oxtan, and then north on Avenue Road. It is not clear why the short portion of Avenue Road between Oxtan Avenue and Kilbarry is included as it is really a local residential street.