



November 29, 2023

Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2
Attention: Nancy Martins.

PH8.3 Housing Action Plan: Zoning By-law Simplification and Modernization for Low-rise Residential Zones - Phase 1 Final Report

Dear Councillor Gord Perks, Chair and Members of the Planning and Housing Committee

Our members are 35 Residents Associations within the area bounded by Bloor, Bathurst, Sheppard and the Don Valley Parkway.

FONTRA supports simple and clear zoning bylaws, but most important we support bylaws that do the work needed for building and maintaining a livable City. As such we are in broad support of most of the report directions and recommendations.

We have regularly raised concerns that there must be sufficient side yard setback where there will be windows on the side wall. The report addresses our concern by recommending that there be an additional setback of 0.9m for “primary” windows, such as windows of living room areas. We note that this approach was successfully used previously in zoning requirements for the development of the St. Lawrence Neighbourhood.

Simplification is also about simple understanding. Adding units within houses should be encouraged as this will help meet Toronto’s housing targets. During the Depression and World War years many houses in the former City of Toronto R zones were converted to provide more units and later reconverted to single family houses with the loss of many units. But, calling a “converted house” a “low rise apartment building” creates confusion as the building forms are quite different. A converted house is also a multiplex but many converted houses have more than 4 units. So we believe that retaining the category of converted house is appropriate.

Finally, the report notes that the review of FSI and lot coverage is being deferred. That review must make careful consideration of the options as that measures of density (FSI) and lot coverage have been effective are fundamental parameters of built massing and impact and continue to be essential tools in assessing development applications.

Geoff Kettel
Co- Chair

Cathie Macdonald
Co- Chair

CC: Gregg Lintern, Chief Planner and Executive Director, City Planning Division
Kyle Knoeck, Director, Zoning and Secretary-Treasurer, Committee of Adjustment,
City Planning Division,
Caroline Samuel, Manager, Zoning Section, City Planning Division
Matthew Zentner, Senior Planner, Zoning Section, City Planning Division,

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 200,000 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.