



May 20 2024

Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2
Attention: Sylwia Przewdziecki

RE: PH12.3 Expanding Housing Options in Neighbourhoods: Major Streets Study - Final Report

Dear Mayor Olivia Chow and Members of City Council,

We support the Major Streets initiative, as part of the EHON program, in principle, to add density in the form of townhouses and six storey apartment buildings, subject to appropriate setbacks. However, there are several concerns:

- The mapping of applicable locations is unclear. This information is now showing an Official Plan Map 3 – Major Streets, and on the map showing the Neighbourhood areas, and should be consolidated at a legible scale. Concerns have been raised about the inappropriate inclusion of several streets.
- The proposal will be overlaid without regard for existing local planning direction, raising questions about their status, for example the Bayview Townhouse Guidelines.
- There has been inadequate community consultation on these matters. Ensuring appropriate new bylaw provisions is essential since as residents, we are no longer able to appeal Committee of Adjustment decisions if variances to the bylaws are approved.

The above concerns have been heightened by motions adopted by Planning and Housing Committee (PHC) at its May 9th meeting, which make significant changes to the proposal:

2. Directed the Interim Chief Planner and Executive Director, City Planning, to report directly to May 22, 2024 meeting of City Council on the merits of increasing the proposed maximum permitted number of dwelling units in apartment buildings on major streets from 30 dwelling units to 60 dwelling units, including the implications for financial feasibility, and provide any appropriate recommendations.

3. Directed the Interim Chief Planner and Executive Director, City Planning, to include the “EHON major streets: financial feasibility” report from December 2023 as an attachment to item PH12.3 at the May 22, 2024 meeting of City Council.

4. Directed the Interim Chief Planner and Executive Director, City Planning, to report directly to the May 22, 2024 meeting of City Council on the merits of reducing front yard setbacks, side yard setbacks, landscaping requirements, amenity spaces requirements, and the building minimum building separation, and provide any appropriate recommendations.

It appears that these reports will not be available before the Council meeting, and as such, there would be no opportunity for the public to review the recommendations. City Council will be in the position of making decisions in the absence of input from residents.

In summary, while we had some concerns, **our concerns are significantly elevated** as a result of the PHC decisions at its May 9 meeting:

- The proposal is premature - its feasibility in the disparate parts of the City has not been determined
- The proposal demonstrates a lack of due process, and a lack of proper public consultation, both of which reflect very poorly on City of Toronto decision-making

As such, FoNTRA recommends that City Council:

- Direct that residents be consulted on any new proposals brought directly to Council as a result of the added PHC recommendations that would make significant changes to the proposal of record.
- Defer making a decision on the item and request the four Community Councils to consider the implications of any proposed changes.

Yours truly,

Geoff Kettel
Co-Chair, FoNTRA

Cathie Macdonald
Co-Chair, FoNTRA

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 250,000 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.