

From: [Carolyn McGee](#)
To: [councilmeeting](#)
Cc: [Councillor Morley](#); [Councillor Holyday](#)
Subject: [External Sender] IRRA comments on EHON-Major Streets Study - May 22, 2024 Agenda Item PH12.3
Date: May 21, 2024 4:11:48 PM

May 21, 2024

City Council
Toronto City Hall, 100 Queen Street West
Toronto, ON M5H 2N2
Via email: councilmeeting@toronto.ca; councillor_morley@toronto.ca;
councillor_holyday@toronto.ca

Re: Item PH12.3

Dear Members of Council:

The Islington Ratepayers and Residents Association [IRRA] has been carefully following the EHON-Major Streets initiative. We want to share with you our perspective on the proposal currently under discussion at City Council.

The IRRA continues to support the goal of gentle intensification along Toronto's Major Streets as an opportunity to fill the missing middle of housing. However, we do have some significant concerns about the current proposal. Specifically:

1. The Map

Not only is **the Map that is being used for the initiative [Map #3], as well as the one presented to the public for consultation and feedback, from 2003, but it also lacks the necessary detail and clarity to serve as the foundation for such an important initiative.**

Toronto has changed considerably in the past 21 years and therefore an **updated map should be prepared, reviewed, and accepted by the City's respective Community Councils before proceeding with this initiative.**

In addition to Map #3's failure to be AODA compliant, thereby unfairly excluding a segment of residents, it **is also exceptionally difficult to drill down to specific properties.** How can residents, developers, City planners and Councillors determine exactly which properties these potential rezoning changes would pertain to? This lack of clarity can very easily lead to unnecessary hurdles and administrative confusion resulting in development delays.

Using such a flawed and dated map as the basis for these significant changes to zoning is made more egregious when one considers there is **no process identified to allow for future changes or corrections to the properties identified** on Map #3.

2. Changes Without Consultation

We are also unsettled by the Planning and Housing Committee's request to **have new reports brought before City Council, without prior public consultation, regarding increasing the number of permitted units from 30 to 60 and decreasing setbacks and landscaping requirements.** This is particularly disrespectful to those residents who reside on these major streets.

Considering these concerns, we respectfully request that **you act to have an updated, detailed, and fully accessible map developed, reviewed, and accepted by the City's respective Community Councils.**

Furthermore, if the EHON – Major Streets proposal is modified at this late juncture to allow for 60 units, as well as changed setbacks, we feel that these changes are significant enough that the **public should be actively and fairly consulted well before the proposal is accepted by City Council.**

In conclusion, the EHON-Major Streets initiative has the potential to significantly change the nature and character of several neighbourhoods across the City of Toronto for generations. **Such an important endeavour should therefore be done properly, not using a decades old, difficult to read map, or implementing modifications without full public consultation.**

Respectfully submitted,
Board of Directors
Islington Ratepayers and Residents Association