



Box 142, 3219 Yonge Street, Toronto, M4N 2C1

May 22, 2024

Attention: City of Toronto Planning and Housing Committee

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

The PHC at its May 9 meeting re PH12.3 Expanding Housing Options in Neighbourhoods: Major Streets Study - Final Report, added recommendations to will cause significant negative impacts to adjacent property owners and residents.

- To "...consider 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...."
- 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 space requirements, and minimum building separation, and provide any appropriate recommendations."

The TPRA's concerns are:

- The proposal is premature in that its feasibility in the disparate parts of the City has not been determined;
- There has been a total absence of consultation with respect to the doubling of the number of permitted units and the reduction in required setbacks.
- There has been a lack of due process. Residents have not seen the requested City Planning report on consideration of doubling the number of permitted units in an apartment building the proposal and reducing required setbacks.

The TPRA requests that City Council to direct staff to report to each of the four Community Councils with the implications in their respective planning districts.

Sincerely,

Scott Stevens  
Teddington Park Residents Association

cc: Rachael Hillier  
TPRA BOD