



Confederation of Resident & Ratepayer
Associations in Toronto

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Attention To: John Elvidge, City Clerk clerk@toronto.ca

And To: Mayor Olivia Chow
and City Council mayor_chow@toronto.ca

SUBJECT: Item 2024.PH17.2 - Expanding Housing Options in Neighbourhoods
Neighbourhood Retail and Services Study Phase Two Final Report - Request to Amend
the Zoning By-law to facilitate small-scale retail, service, office, and house
occupation users within Neighbourhoods

The Confederation of Resident and Ratepayer Associations in Toronto (CORRA) wishes to lend its support to the concerns raised by the Beaconsfield Village Residents Association, and believe the expansion is poorly thought out and will negatively impact existing BIAs and neighbourhoods. In addition many of the proposed uses such as Art Gallery, Education Use, Recreation Use, Religious Education Use, Retail Service and Wellness Centre are car oriented.

Permitting up to two employees plus the owner was considered when home occupations were being proposed. The Planning Department reviewed and considered the matter and felt the use would be too intensive and negatively impact adjacent residential uses. Doctors and Dentists were allowed one employee because of the issue of opposite sex professionals treating clients needed to have another person present.

CORRA RECOMMENDS THAT THE MATTER NEEDS TO BE SENT BACK FOR FURTHER REVIEW AND REFINEMENT. IT HAS BEEN CLEAR FROM THE MEETINGS HELD ON THE 12TH THAT MANY GROUPS WERE NOT FULLY AWARE OF THE DEPTH AND EXPANSIVE NATURE OF THE PROPOSED AMENDMENTS.

CORRA FURTHER RECOMMENDS THAT THE CITY AUDITOR EXAMINE THE COSTS OF INSPECTIONS, AND THE COST BENEFIT TO THE CITY ITSELF.

PATIOS AND EATING ESTABLISHMENTS ARE PROBLEMATIC

Patios are by their nature, noisy because of the tendency of patrons to over talk each other especially when alcohol is involved. Thanks to the Harris government reducing the number of licences to one, an eating establishment does not have to serve meals with alcohol but only have the capacity. Allowing eating establishments, is allowing alcohol and only allowing patios with eating establishments doubles the problematic nature. While 10 sq. m. may seem small, it should be noted that decks on private detached dwellings are limited to 4 sq. m. because of the problems larger decks created.

Not only that, such patios may be near bedrooms since there is no separation from residential uses unlike those for patios associated with eating establishments in mixed use areas.

IF THE OBJECT IS TO PROVIDE ACCESS FOR CERTAIN PERSONS WHO ARE NOT NEAR MIXED USE AREAS WHY IS THERE NO DISTANCING REQUIREMENT SUCH AS 500 M FROM ADJACENT COMMERCIAL AREAS OR OTHER MIXED USES (SUCH AS PLAZAS AND MALLS)

Examples abound of dentist and doctor's offices located adjacent to BIAs but not paying the special levies. The result will be an undermining of the business districts.

Another reason to reconsider the assumptions behind the by-law.

CONVENIENCE STORES NEXT TO PARKS AND HIGH SCHOOLS

Again the Province has opened up alcohol sales for wine, beer and coolers to convenience stores which was not the situation in the past and so past history of how such stores operated will not apply today.

THE PROPOSED MAXIMUM SIZES DO NOT APPEAR TO BE BASED ON STUDIES

The maximum size of 110 and 150 sq. m. is the size of many dwellings in the older parts of the City. Has any study been done to see what size the existing legal non-conforming stores are for a comparison? Many of those stores I have been in have been under 75 m. sq.

Was there an analysis of the sizes and issues created by such operations?

In the Bloor West Village there was an issue with alcohol. After an extensive study it was concluded that restaurants greater than 200 sq. m. were problematic and tended to have district draws rather than local. Was a similar study done?

Relying on MLS data is flawed and at best can be called desktop planning. Many people do not realize they can complain, and when they do after a few attempts they give up.

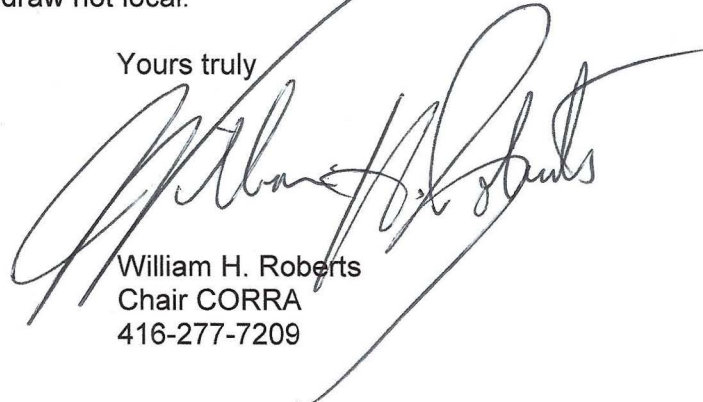
PRIOR EXAMPLES OF POORLY THOUGHT OUT PLANNING INITIATIVES

They City chose to expand the permissions for Holistic uses, and despite the request of current holistic operators that they be limited to persons who were trained in holistic massage therapy like Shiatsu, the City chose not to. A few years later MLS acknowledged that many of the "holistic uses " were fronts for sex trafficking. New rules were brought in and the fees increased for many similar operations even though they were holding a different licence.

Convenience stores and eating establishments will generate more waste than an equivalent sized residential use. Will pick up be private or by the City? How often will pick up occur?

The by-law in its present form is not what the public was told when the first amendments were made to the Official Plan in 2002. The next set of amendments done under EHON removed the prohibition about not being traffic oriented. CORRA pointed this out and Councillor Perks put it back in. Now it is clear this was no oversight by staff given the number of proposed uses that will be not local and given the number of employees for home occupation will be a significant change and be a district draw not local.

Yours truly



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