



December 14, 2024

To: Toronto City Council  
[clerk@toronto.ca](mailto:clerk@toronto.ca)

**Re: PH17.2 – Expanding Housing Options in Neighbourhoods – Neighbourhood Retail and Services Study - Phase Two Final Report Consideration**

On behalf of the Federation of South Toronto Residents' Associations (FoSTRA), which is comprised of 30 member residents' associations in Wards 4, 9, 10, 11 and 13 (and home to over 600,000 residents), we are writing to request **that this report be referred back to the PHC to ensure fulsome consultations are conducted with affected residents and any initiatives that have potentially high neighbourhood impacts be assigned clear guidelines.**

While some neighbourhoods referred to in this report may welcome certain types of commercial activities, the spectre of establishments with liquor licences, after-hours operations and/or engaging high-volume delivery services in a quiet residential area is of deep concern. Many of these changes rely on by-law enforcement officers to address problems such as noise, disturbances, traffic, garbage etc. However, the City is already strained, with insufficient enforcement capacity and no foreseeable additional funding for by-law officers.

These limitations raise serious doubts about the ability of MLS to respond effectively to any problems that may arise.

If supported by resident consultation, a phased approach, where low-impact ventures would be considered in the short term while higher-impact businesses would be explored and concerns resolved **before** any such licences were granted, is a more prudent option.

Once approved, ventures that prove to be disruptive will be difficult to curb/police/shut down and therefore sufficient forethought should be given to this program; good decisions produce better outcomes than fast ones.



**Federation of  
South Toronto  
RESIDENTS'  
ASSOCIATIONS**

With this in mind, FoSTRA respectfully requests that the EHON initiative regarding expanding retail in neighbourhoods **be referred back to the Planning and Housing Committee** for meaningful consultations with affected residents and a more measured approach taken to implementation.

Thank you for your prompt attention to this important matter.

Sincerely,

Chair

cc FoSTRA members  
michael.noble@toronto.ca  
Toronto City Council