



December 15, 2024

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

RE: PH17.2 Expanding Housing Options in Neighbourhoods - Neighbourhood Retail and Services Study- Phase Two Final Report (Ward All)

Dear Mayor Chow and Members of City Council,

The Federation of North Toronto Residents Associations (FoNTRA) reiterates to Council the recommendations made in writing and by deputation at the December 5 meeting of Planning and Housing Committee¹:

- **That there be further consultation on the Neighbourhood Retail and Services proposals,**
- **That PHC recommend to City Council that City Planning be directed to report back on the overlaps and interrelationships of the EHON and related initiatives (such as Neighbourhood Retail and Services, Avenues, Major Streets, Mid-Rise) both at a policy level, and by application in the geography of the City, and the status of each.**

FoNTRA supported the introduction of the Major Streets category in residential areas, and we support in principle the permission for a wide range of businesses that may be useful to community residents, helping to build “complete communities”. But we have concerns about some of the proposals and the limited extent of consultation.

The additional (post-PHC) consultation session on December 12 indicated that community concern has not abated, and further consultation is required. We therefore request that this matter be deferred for a more comprehensive consultation process on the detailed proposals. Whether specific non residential uses

¹ December 5, 2024) Letter from Geoff Kettel and Cathie Macdonald, Federation of North Toronto Residents' Associations (FoNTRA) (PH.New)

<https://www.toronto.ca/legdocs/mmis/2024/ph/comm/communicationfile-185339.pdf>

should be permitted within a Neighbourhood, not on a Major Road, should in particular be carefully reviewed.

We request that further consideration should be given to the inclusion of non Major Streets in the Major Streets map, such as the short portion of Avenue Road in Deer Park between Oxtown and Kilbarry that clearly functions as a local residential street. The Major Street is Avenue Road except for the portion that is Oriole Parkway and Oxtown.

Respectfully submitted,

Yours truly,

Geoff Kettel
Co-Chair, FoNTRA

Cathie Macdonald
Co-Chair, FoNTRA

c.c. Kyle Knoeck, Interim Chief Planner and Executive Director, City Planning Division
Caroline Samuel, Director (Acting), Zoning and Secretary Treasurer, Committee of Adjustment, City Planning Division
Michael Noble, Project Manager, Waterfront Secretariat, City Planning Division,
Candace Safonovs, Planner, Planning Research and Analytics, City Planning Division

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 170,000 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.