



December 13, 2024

Expanding Housing Options in Neighbourhoods: Neighbourhood Retail and Services Study

On December 12, 2024 we attended a virtual meeting hosted by Michael Noble and other City officials regarding the above report.

We indicated, along with other residents' associations, that there had been insufficient notice and consultation for this sweeping proposed new by laws that would permit retail on any corner property in residential zones.

Mr. Noble explained that a rationale for this sweeping new provision was to enhance the ability of residents to access retail and also to reduce car use.

We pointed out that for many Toronto neighbourhoods, such as Casa Loma and the entire midtown neighbourhoods that surround us, we are all able to walk to local retail services in our neighborhoods and thus do not require this new provision to give us access and reduce car dependency. We pointed out that we believe there are criteria that could be added (such as using independent measures like walk scores – see www.walkscore.com) to establish where there might be a need for this kind of provision. We also believe that this could weaken the small retail operations that are currently installed on the Major streets that are adjacent to our residential areas.

This proposed by law seems to be much more sweeping than is wise and we strongly object to these new provisions for our area and for many similar neighbourhoods in Toronto. This has the potential to reduce the quality of living for residents and also there seem to be unanticipated consequences that have not been clearly addressed or deal with – including the possible installation of cannabis retail under this new provision.

We ask City Council to reject the proposed by law as it now stands and to ensure that much greater thought and study and community consultation occurs.

Thank you for your attention

You can reach me at CLRAToronto@gmail.com

Regards

A handwritten signature in blue ink that reads 'Robert Levy'.

Robert Levy

President, Casa Loma Residents Association