

December 15, 2024

Dear HVVRA Residents

**URGENT ACTION REQUIRED: Do you want a Cafe or bar with an outdoor patio, a convenience store or Cannabis shop beside your home? Read on!**

On Tuesday, December 17, 2024, City Planning will recommend City Council pass a **new bylaw** to permit wide-ranging retail and commercial activities throughout all residential neighbourhoods in Toronto.

Retail: including coffee shops, bars, small eateries with patios permitted on front and side lawns, cannabis stores, small groceries and convenience stores.

Commercial: including alterations, cleaners, medical offices, personal services i.e. physiotherapy and massage, barbers, hair salons, nail spas, home offices with up to 3 staff, and art galleries.

All will be permitted, and encouraged, as of right, with no parking requirements!

How? By legalizing the conversion of existing detached and semi-detached homes to a new use, or by tearing down existing houses and rebuilding up to 4 storey buildings, with retail/commercial at street level and with housing on the top three levels.

Planning recommends this change of use for all Major streets. (Think of Royal York Road.)

On interior residential streets, such as within Humber Valley Village, (The Kingsway, Wimbledon, Lambeth), any house on a corner lot or across from a park can be converted to retail/commercial.

Planning makes these recommendations under the guise of increasing Toronto's housing stock and making our communities more 'livable' while discouraging driving. Yet these recommendations do exactly the opposite – converting residential units to retail/commercial and diverting traffic to inner streets. Not to mention increased noise, garbage, and the impacts on housing values. *How did this happen?*

Residence Associations, including ours, across the city were *shocked and outraged* to learn of this sweeping by-law proposal late last week. HVVRA found out when it received a hastily called Notice from Planning about a *virtual* consultation (2 meetings, same day, for ALL Toronto residents' associations) with only 6 days notice and, *thankfully* an Urgent email from Beaconsfield Village Residents' Association with details on what's being quietly floated by Planning.

*Is this what you want to see next door or down the street from your house?*

We urge everyone, today, please:

Email **Councillor Holyday, Mayor Chow, and Councillors on the Planning Committee.**

**(Email addresses are below. Write one email, c.c. the others!)**

**Tell them to vote against this proposed by-law amendment "Neighbourhood Retail and Services Study" on Tuesday December 17th.**

**Your email must include: "To the Mayor and Members of City Council" Reference: PH17.2**

Email addresses: (Note the correct format: Mayor\_chow, OR Councillor\_holyday @toronto.ca)

[Mayor\\_chow@toronto.ca](mailto:Mayor_chow@toronto.ca)

[Councillor\\_holyday@toronto.ca](mailto:Councillor_holyday@toronto.ca)

[Councillor\\_perks@toronto.ca](mailto:Councillor_perks@toronto.ca)

[Councillor\\_morley@toronto.ca](mailto:Councillor_morley@toronto.ca)

[clerk@toronto.ca](mailto:clerk@toronto.ca)

[Michael.noble@toronto.ca](mailto:Michael.noble@toronto.ca) (Mr Noble is the Project Manager, please include him)

## **Supporting Documents**

Website: <https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/local-neighbourhood-retail-and-services/>

Zoning Changes: <https://www.toronto.ca/legdocs/mmis/2024/ph/bgrd/backgroundfile-250838.pdf>