

Swansea Area Ratepayers' Association

Reflecting the interests of the Swansea Community



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Swansea Area Ratepayers' Group

December 14, 2024

Toronto City Hall
100 Queen St. W., 13th Floor W.
Toronto, Ontario
M5H 2N2

Attention: John Elvidge
City Clerk
clerk@toronto.ca

And to: Mayor Olivia Chow
Mayor chow@toronto.ca

And to: City Council

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

Dear Mayor Chow and Members of Council,

The changes proposed by the above noted By-Law Amendments will have significant impacts on the condition of Toronto's Neighbourhoods. The Swansea Area Ratepayers' Association (SARA) and the Swansea Area Ratepayers' Group (SARG) are interested in ensuring that the changes will be as positive as possible.

To that end we have reviewed the proposed by-law amendments and we have reviewed the December 4, 2024 submission by the Beaconsfield Village Residents Association (BVRA). We are in agreement with the concerns identified by BVRA and with the proposed solutions.

These concerns include:

- The possibility of liquor consumption at shops, bars and patios in neighbourhoods and the associated disruptions.
- The possibility of cannabis outlets in neighbourhoods and the associated disruptions.
- The possibility of tobacco and vaping outlets in neighbourhoods and the associated disruptions.
- The potential of disruptions from eating establishments, patios, recreational uses, religious uses, religious education uses, education uses, art galleries, art services, retail uses, and wellness centres.

We note that many of these services will draw clients from distances that are not typically walking distances and are not local car-free commutes as proposed by the amendment adopted by Council July 19, 2022.

c) serve the needs of residents in an effort to reduce local automotive trips.

We urge the Planning and Housing Committee to consider and implement all measures necessary to avoid disruptions to the livability and character of our neighbourhoods including hours of operation, traffic control, minimum/maximum food and drink consumption and sales requirements, enforceable sizes of premises', separation distances, and limits on Committee of Adjustment variances. The By-Law should also require the local resident's permission before the approval of the intended commercial activity.

We urge City Council to require the Planning and Housing Committee to determine and apply these necessary measures before the Amendment is passed to ensure that potential disruptions are recognised and managed with reasonable and enforceable "guardrails" to protect the livability and character of our neighbourhoods.

We object to the lack of meaningful consultation to this point in time. Given the significant impact and permanence of the changes proposed by the amendments they will come as a shock to residents who are not aware of them and who are not expecting them. The City should ensure that the residents are made aware of the proposals and have meaningful input into the management of the potential consequences.

In conclusion we request that the above concerns be addressed as well as those suggested by BVRA and that these concerns be resolved before the passing of the proposed Amendments.

Sincerely,

Nicholas Singh,
Secretary Treasurer
SARA/SARG