

Marjolaine Prudencio

From: Northcliffe Village Residents Association <northcliffevillageresidents@gmail.com>
Sent: December 16, 2024 6:26 PM
To: Clerk
Cc: Michael Noble; David Berger; Mayor Chow
Subject: [External Sender] Agenda Item- 2024.PH17.2

Hello:

The email below was sent to Councillor Alejandra Bravo regarding our concerns with respect to Agenda Item- 2024.PH17.2. Please include our submission as part of the discussion for Item- 2024.PH17.2.

Thank you.

Duarte Esteireiro, Shirley Moore and David Berger (Chairs)

Northcliffe Village Residents' Association

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From: **Northcliffe Village Residents Association** <northcliffevillageresidents@gmail.com>
Date: Mon, Dec 16, 2024 at 5:44 PM
Subject: Proposed by-law amendment called the "Neighbourhood Retail and Services Study" - presented at Council on Dec 17.
To: Councillor Bravo <Councillor_Bravo@toronto.ca>
Cc: Nicole Gliwinski <Nicole.Gliwinski@toronto.ca>, David Berger <205dberger@gmail.com>

Dear Councillor Bravo:

Our Residents' Association (RA) has concerns with the above-noted by- law. It appears this by-law will be going to City Council on December 17, 2024 without adequate input from the City's RAs.

The Beaconsfield Village Residents' Association has been sharing its concerns with us and quite frankly we share those concerns for our residents as well.

This proposal would allow all kinds of businesses—including **bars and restaurants with patios, and cannabis shops and stores that do delivery—to open not only on Major streets but also within all neighbourhoods** of the City of Toronto for the first time, with no further permission needed—and **neighbours will have no say in the matter**. This applies to every single small residential street in Toronto, whether in the suburbs or downtown.

Our members are not opposed to reasonable commercial development but we feel that bars and restaurants with patios and delivery-based businesses are not appropriate uses in residential neighbourhoods.

We believe the full implications of these changes are not widely known by Toronto residents, nor have they been properly considered by City Planning or the Planning and Housing Committee. This proposal will lead to a flood of complaints as inappropriate businesses begin to open on residential

streets, disturbing neighbours and reducing road safety. **There is no additional funding for bylaw officers to address these issues.**

Planning was instructed to consult with residents associations for their input. But as they admitted in the Committee meeting, **Planning did not do so.** Despite this, the Committee still chose to pass the proposed by-law on to Council without recommending any changes or sending it back to Planning for further consultation with residents. Now, Planning has set up virtual meetings with Residents Association before Council but the by-law proposal has already been finalized and can't be changed so this is too little too late.

It seems as though these proposed changes are being rushed to Council before the public realizes how drastic they are. This is not just about adding a few corner stores—it has the potential to negatively impact neighbourhoods and permanently change them for the worse. Toronto planners claim that safeguards are in place to prevent adverse impacts. However, we know the safeguards are inadequate because we've dealt with real world examples of these kinds of businesses opening or trying to open in residential neighbourhoods and the problems they cause.

What are our main concerns?

Bars

Alcohol licenses are **controlled by the province, not the City.** The proposal will allow an “eating establishment” (i.e., a restaurant with seating and a patio) in residential areas without further permissions needed from the city. The business owner can then obtain a liquor license from the provincial AGCO, **and they almost never deny an application.**

Convenience stores are already allowed to sell beer and wine. Once seating is allowed—either inside or on a patio—patrons may consume on-site, effectively turning the business into a bar.

Patios

Patios are the most problematic element for neighbourhood streets. Imagine living next to a property and then one day waking up to find your neighbour has opened a bar with a patio just one metre from your property line. You would have people hanging out, smoking, and drinking in front of your house at all hours. The bar can stay open until 2 a.m., and since the property is zoned for this business, you would have no recourse to the City.

Does that seem fair to residents who have bought homes or rented apartments on what they believed were quiet residential streets? If you have a noise complaint, the police will not respond anymore, and bylaw officers, already overworked, would be unavailable. Furthermore, loud voices are not considered noise, only music.

Increased Traffic and Child Safety

Businesses that primarily operate for delivery will lead to more traffic from delivery vehicles at all hours and less street parking for residents.

Businesses that attract customers from outside of the neighbourhood will also bring more traffic and lead to less parking as there is no requirement for businesses to provide parking or do a traffic study.

This could impact child safety, as increased traffic in residential communities may heighten the risk of accidents, particularly during school hours when children are traveling to and from school.

The City claims that these businesses are intended to support local residents. However, in most cases, there aren't enough customers within a neighborhood to sustain a business solely on local patronage. To be profitable, these businesses would inevitably aim to attract customers from outside the community leading to more traffic.

Other Concerns:

- Cannabis shops replacing residential homes.
- Stores selling vapes, cigarettes, and alcohol opening near schools
- Impact on housing supply, as developers or landlords convert homes into businesses.

We believe these changes will disrupt the fabric of our communities and **ask for your support in pressing for meaningful safeguards before this proposal moves forward. Please let us know if you are considering any changes to the proposed by-laws to address our concerns.**

Sincerely,

Duarte Esteireiro, Shirley Moore and David Berger (Chairs)

Northcliffe Village Residents' Association