

16 December 2024

Toronto City Hall  
100 Queen St. W.  
Toronto, ON M5H 2N2

To: Deputy Mayor Ausma Malik

**Re: PH17.2 - Expanding Housing Options in Neighbourhoods - Neighbourhood Retail and Services**

Dear Deputy Mayor Ausma Malik,

On behalf of the East Waterfront Community Association (EWCA), which represents residents in the East Bayfront area of Ward 10, we are writing to request that **the proposed Residential by-law amendment be deferred until meaningful engagement with Residents' Associations (RAs) can be arranged.**

City Planning was directed by the Planning and Housing Committee on May 9, 2024, to consult with RAs before finalizing the by-laws. To our knowledge, no comprehensive consultation was undertaken with the residents' organizations in the areas, the very people who will be most impacted by these changes. Only after the lack of engagement was raised at the December 5th Committee meeting did Planning schedule virtual meetings. However, these meetings were held just three business days before the Council vote, after the by-laws had already been finalized, leaving no opportunity for meaningful input.

The proposed changes to the Residential by-law would allow new retail businesses to open in residential properties for the first time in sixty-five years. It's important that appropriate safeguards are put in place to protect neighbours from adverse impacts as a result of these historic changes.

As an example, the changes would allow bars and restaurants with patios, as well as cannabis shops and delivery-based stores, to open on residential streets. Some aspects of these businesses are controlled by the province, causing the city to lose control over the placement of these stores. In the East Bayfront neighbourhood, restaurants with patios on the ground floor of condos must close at 11:00 pm. Neighbours in other areas will no longer have a say in the matter.

RAs are important stakeholders, and residents will live with the long-term impacts of these decisions. Most residents have only recently been made aware of these important changes and

have not had adequate time to fully assess their ramifications, outline their concerns, and determine how those concerns should be addressed in the by-law.

Worth noting is that many of these changes rely on by-law enforcement officers to address problems such as noise, disturbances, traffic, garbage, etc. The City is already straining with insufficient enforcement capacity, and there is no additional funding for by-law officers. These limitations raise serious doubts about the City's ability to respond effectively to problems that may arise.

We also want to ensure that the broad range and diversity of neighbourhood-compatible non-residential uses meet residents' needs without displacing necessary housing units. A collaborative approach involving RAs will help achieve this balance and ensure that zoning changes reflect the communities' priorities and values.

By working together, we can ensure that the by-law amendment is developed to benefit all stakeholders and avoid future conflicts.

Please defer this report until all affected resident associations have been meaningfully consulted. Thank you for your prompt attention to this important matter.

Sincerely,



**Michael Bethke**

President,  
East Waterfront Community Association  
President@EWCA.ca

cc. Mayor Olivia Chow  
Planning and Housing Committee  
Michael Noble, PHC  
Tom Davidson, Office of Deputy Mayor Ausma Malik  
Beaconsfield Village Residents' Association (BVRA)