



February 26, 2024

Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2
Attention: Nancy Martins, Committee Administrator

RE: PH10.3 - Housing Action Plan: Avenues Policy Review - Proposals Report

Dear Chair, Councillor Gord Perks and Members of Planning and Housing Committee,

As part of the Housing Action Plan (HAP) Work Plan, the Avenues Policy Review examines opportunities to enable more housing:

- (1) update the vision and policy direction for how Avenues will develop;
- (2) extend and potentially introduce new Avenues;
- (3) explore opportunities to streamline study requirements for new development along Avenues; and
- (4) consider opportunities to create areas of transition between Avenues and Neighbourhoods to enable more housing.

The report recommends that staff undertake public and stakeholder consultation on the proposed policy directions (Attachment 1) and report back with recommended Official Plan Amendments and mapping in the fourth quarter of 2024.

We agree that the Avenues have become an increasingly important part of the Official Plan's Urban Structure, and in recent times have attracted the most growth of the City's Growth Management Areas, due in large part to continued public transit investment, such as the Sheppard Subway, and the Eglinton Crosstown LRT.

The Report proposes a new Avenues typology: Avenue Main Street Corridors, Avenue Residential Corridors, and Mixed Use Avenue Nodes. This adds to other Housing Action plan typologies such as Major Streets (Neighbourhoods) which results in a complex and confusing policy framework.

Meanwhile, from a residents perspective, many of the City Planning defined "Avenues" are simply (lower case) "main streets" like Yonge, Mount Pleasant,

Bayview, and Bloor/Danforth, Gerrard. Main streets are generally two storeys, with retail on ground floor and residential (rental) or office above. They are well-loved cultural destinations, not just corridors. As a result of innovative “batch listings” by Heritage Planning, mainly in 2017-2018 period, several stretches of main street have received interim protection from demolition by listing in the Heritage Register. However, as a result of Bill 23 their listed status will be eliminated on December 31, 2024, unless designated in the meantime. And not permitted to be re-listed for 5 years!!

It is apparent that the Avenue Policy Review is driven by the single minded Housing Action Plan mandate. However Avenues policy needs to be considered from a wider more integrated perspective. We recommend that:

- the terms of reference of the Avenue Policy Review be amended to include consideration of the cultural heritage value of main streets and how this may be protected through heritage policy and urban design guidelines.
- the Avenues Policy Review be considered by the Toronto Preservation Board.

Yours truly,

Geoff Kettel
Co-Chair, FoNTRA

Cathie Macdonald
Co-Chair, FoNTRA

Cc: Kerri Voumvakis, Interim Chief Planner and Executive Director, City Planning Division
Carola Perez-Book, Project Manager, Strategic Initiatives, Policy & Analysis, City Planning Division
Kyle Pakeman, Project Coordinator, Strategic Initiatives, Policy & Analysis, City Planning Division,
Anne Fisher, Acting Senior Manager, Heritage Planning, Urban Design, City Planning Division
Toronto Preservation Board

The Federation of North Toronto Residents' Associations (FoNTRA) is a non-profit, volunteer organization comprised of over 30 member organizations. Its members, all residents' associations, include at least 250,000 Toronto residents within their boundaries. The residents' associations that make up FoNTRA believe that Ontario and Toronto can and should achieve better development. Its central issue is not *whether* Toronto will grow, but *how*. FoNTRA believes that sustainable urban regions are characterized by environmental balance, fiscal viability, infrastructure investment and social renewal.