

From: [Carolyn McGee](#)
To: [Planning and Housing](#)
Subject: [External Sender] Concerns about EHON Major Streets proposal - Islington Ratepayers and Residents Association
Date: May 8, 2024 2:46:15 PM

City Clerk, Attention Nancy Martins
Administrator Planning and Housing Committee

Dear Members of the Planning and Housing Committee

I am writing on behalf of the Islington Ratepayers and Residents Association [IRRA] to address the EHON – Major Streets proposal.

In general, the IRRA is not opposed to increased housing density along major streets and views elements of the EHON – Major Streets proposal as a possible way to address the issue of affordable housing in Toronto. However, we do have concerns about some elements of EHON's Major Streets proposal. Specifically:

- **The proposed Map 3 that was used for the study is an important but poor foundation document for this complex initiative.** Before this proposal goes to City Council for debate, a new Map 3 should be created and approved specifically for the Major Streets initiative.

Failure to provide a more accurate and complete map for this initiative could result in missed opportunities due to the overlooking of some streets and properties that should be included, as well as confusion and delay over streets and properties that should be excluded.

- **The proposed 1.8 – 2.4 metre side set back and the 7.5 metre rear set back is not appropriate for all building lots along all the indicated major streets,** particularly if the proposed development is to be a 6-storey slab apartment building. To allow for privacy, tree canopy friendly landscaping, minimize the shadowing on abutting properties and congruency with the neighbourhood, greater consideration of these setbacks is required.
- **The lack of required parking spaces for the residents of these new developments is problematic** as it will require the residents to either find parking on near by residential streets or be dependent on a public transit system that may not adequately service the area.

We encourage the Committee to defer accepting this proposal until a resolution to the above concerns can be found.

Additionally, we suggest that the Planning and Housing Committee recommends that City Council direct staff to report to each of the Community Councils on the feasibility and potential impact of the Major Streets Proposal with respect to the Major Streets in their Council areas.

Carolyn McGee, President
Islington Ratepayers and Residents Association