

## councilmeeting

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**From:** Colm O'Shea <Colm.OShea@hofhcanada.com>  
**Sent:** January 24, 2025 2:54 PM  
**To:** councilmeeting  
**Cc:** Janice Lo; Andrew Monkhouse; Debra Stockla; Colm O'Shea  
**Subject:** [External Sender] My comments for 2025.PH18.5 on February 5, 2025 City Council  
**Attachments:** Proposed New Avenues - City-wide (high res with street names).pdf  
  
**Categories:** Communication (Main)

To the City Clerk:

Please add my comments to the agenda for the February 5, 2025 City Council meeting on item 2025.PH18.5, Housing Action Plan: Avenues Policy Review - Decision Report

I understand that my comments and the personal information in this email will form part of the public record and that my name will be listed as a correspondent on agendas and minutes of City Council or its committees. Also, I understand that agendas and minutes are posted online and my name may be indexed by search engines like Google.

Comments:

One of our board members attended the city's presentation on Housing Action, specifically on Avenues policy. There were many areas of concern for our neighborhood, and we wanted to share these with the city council:

1. Although the city claims there was support for these projects - the support for the policy is mainly from developers who are the ones who will benefit at the expense of the neighborhoods.
2. There was a lot of criticism of the original map provided (map versions attached above), so another one was provided today. Even if the zoom is used, it is still difficult to see how much of Rosedale is impacted. **The SRRA's greatest concern is it appears Sherbourne North and Bloor Street East are on the new map. The proposal could conceivably see an 11-story high-rise erected behind our neighbors on Mackenzie Ave. This is unacceptable. It is inconceivable to the SRRA that the city is considering including development on Sherbourne north, which is considered "The Gateway to Rosedale" - one Toronto's oldest heritage neighborhoods. It is outrageous and to be honest insulting to our board and constituents that our neighborhood, which was designated as a heritage area by the city in early 2000s and has been protected and preserved by the SRRA for 25 years – we would find ourselves fighting the city in order to protect the very designation they bestowed upon it!**
3. Additionally, there is a lot of concern regarding overloading the infrastructure and increased density without a corresponding increase in greenspace.
4. There is great concern amongst all neighborhoods in our city, that historic Victorian and Edwardian houses will be torn down, and the city will lose its charm and character. It is strange for our city to be considering the demolition of heritage areas, when the very opposite is being done by most other larger cities who are fighting to protect their heritage buildings and neighborhoods. Since this is what makes them great cities.
5. The result of this initiative will be to increase high-rises with tiny condos, no parking, increased congestion, and a lack of greenspace. The cities initiative, flies in the face of everything the SRRA

stands for as measures to safeguard our community under the Heritage Act. Our neighbors are obligated to seek approval if they want to change their windows. Our efforts seem meaningless if the city can recklessly develop in our neighborhood.

6. We are hopeful this was a bizarre error to include a small portion of Sherborne north, 1/3 of the street is a bridge and the residences on Sherbourne Ave north are no different from any other streets that are part of Rosedale. We hope by bringing this oversight to your attention you will correct the mistake.

We would ask council members to make a Member's Motion at Council to remove the stretch of Bloor East and Sherbourne north from the OPA main streets and its policies.

On behalf of the South Rosedale Resident's Association Board

Colm O'Shea

Vice President, South Rosedale Residents' Association



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