

03 February 2025

**Toronto City Hall**

100 Queen Street West

Toronto, ON M5H 2N2

PH18.5 - Housing Action Plan: Avenues Policy Review - Decision Report

Dear Mayor Chow and Members of the City Council,

On behalf of the East Waterfront Community Association (EWCA), I am writing to express our concerns regarding the Avenues Policy Review report and to support the positions of FoSTRA and FoNTRA in delaying any decision on this matter. EWCA is a founding member of FoSTRA and through its Affordable Housing Team is affiliated with the Federation of North Toronto Residents' Associations (FoNTRA).

Our key concerns regarding this report for decision include:

1. **Scope and Scale:** The proposal represents a 165% increase in Avenue lands, affecting 283 kilometres of streets, with minimal detail on key policy features, creating concern and confusion in communities.
2. **Lack of Specificity:** The report recommends large-scale changes without providing a clear work plan for implementation or defining crucial terms like "where appropriate" and "higher" building heights.
3. **Insufficient Public Consultation:** Given the complexity and far-reaching implications of the proposal, more time is needed for public engagement and understanding.

We recommend:

1. Given the complexity of the proposal, that staff provide ways to improve the communication and engagement of the public as the study enters Phase 2
2. Holding the report until a Phase 2 work plan is submitted, including a communications and public consultation strategy.
3. Establishing clear height limits, gradual transitions, and protections for surrounding residential neighbourhoods before approving changes.

We urge the committee to consider these points and delay decision-making to allow for more detailed planning and community input.

Sincerely,



President,

**East Waterfront Community Association (EWCA)**

cc. Toronto City Councillors