

Letter to City of Toronto -Planning and Housing Committee

**Via Digital Delivery**

January 21, 2025

**Attn: Planning and Housing Committee (Item 18.5-Housing Action Plan: Avenues Policy Review- Decision Report Jan. 23, 2025)**

**RE: Concerns Regarding Avenues Policy Review - Recommended Official Plan Amendment 778**

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The **Coalition of Etobicoke Residents Association (CERA)** consisting of five Resident Associations is sharing its concerns on behalf of the thousands of residents in Ward 2.

We are deeply concerned **as there has been minimal community engagement with impacted residents** on the Avenue Review. The virtual meetings had relatively poor awareness and attendance – we would estimate that less than 1% of impacted residential owners adjacent to these lands know and understand what is being proposed. This may be due to the official Public Notice missing details including the core purpose of the Amendment to allow 11-14 story buildings as of right within 32.8 ft. of existing homes. Another factor may be that it was advertised in the Monday December 30<sup>th</sup> print edition of the Toronto Star. Since the Star's virtual edition contains no advertisements, only a fraction of the readership would have seen the advertisement for the Open House.

We are mobilizing now to bring our community up to speed but with only 9 days between the Jan. 13<sup>th</sup> Open House and the Planning and Housing Committee meeting on Jan. 23<sup>rd</sup>, this is unrealistic and woefully inadequate time to do so. Moreover, the Map with Avenue names was only received by those who attended the meeting on January 13<sup>th</sup>.

**The CERA asks you to refer any review or approval of this proposal pending true and meaningful consultation with impacted residents.**

1. We demand transparency and ask that every directly impacted residential owner (i.e. on a current or newly proposed Avenue, within 500-800m of a transit station, or with land adjacent to proposed rezoned lands) should receive an individual notice of the proposed enabled re-zoning and be invited to in-person town hall meetings to engage with the Planning and Housing Committee.
2. In addition to transparency, we request specificity on the heights of the Mid-Rise and Tall Buildings, and a detailed approach for shallow lots – all of which should be determined post engagement with impacted residents.

**If you decide not to refer approval, please note we officially oppose the proposed changes and ask that they be refused in entirety. We are particularly concerned by amendments that would permit:**

- As of right approval for Mid-Rise buildings on all Avenues with minimal parking requirements.

- Approval for Tall Buildings within 500-800m of transit stations (which will allow buildings the height of those in City Centres of 20, 30, 40 or more storeys all along Eglinton Ave and north and south of the LRT stations).
- Permitting Tall and Mid-Rise buildings a mere 10 metres/32 feet from an existing residential property in previously long-standing residential zoning.
- Removing the requirement for Avenue Studies including infrastructure, traffic implications, schools, prior to approval.

We support increasing housing supply with re-zoning that supports good planning principles and ensures we build a great city for all current and future residents. We can all do better than what's on the table now, and we want to be part of those conversations.

Respectfully submitted,

**Coalition of Etobicoke Residents Association (CERA):**

**Richmond Gardens Residents and Ratepayers Association and Princess Anne (RRGRA)**

Co-Directors, Luisa Girotto & Sonia Pace

**Islington Ratepayers and Residents Association (IRRA)**

President, Carolyn McGee

**Buttonwood Hill Residents Association (BHRA)**

President, Christina Manulak

**Humber Valley Village Residents Association (HVVRA)**

President, Anne Legris Anderson

**South Eatonville Residents Association (SERA)**

Co-chair, Peter Morris & Irene Jones