



DRAFT

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

RE: PH12.3 Expanding Housing Options in Neighbourhoods: Major Streets Study - Final Report

FoNTRA supports the general intent of the Major Streets initiative as being a logical framework to pursue opportunities for increased density in Neighbourhoods. However, the proposal for townhouses and small apartment buildings is presented as “one size fits all”, and no effort has been made to determine if the framework works in the varied street configurations, transportation infrastructure, and cultural landscapes across the City. The referenced Major Streets mapping (OP Map #3) is simply not fit for the proposed purpose.

Meanwhile considerable confusion exists for residents who have attempted to understand the implications of the Major Streets proposal for the local community. The Right-of-Way Width map (Map #3) is not useful or usable¹.

FoNTRA noted in our earlier correspondence with Planning and Housing Committee that certain Main Streets as identified on Map #3, and portions thereof, located in *Neighbourhoods* are not suitable and therefore should not be eligible. A new map needs to be developed to identify eligible areas along Major Streets.

¹ The map has a number of deficiencies that make it unsuitable as a reference document:

- Major Streets are not named;
- Secondary Plan and other excluded areas are not identified;
- Resolution is not improved with increased magnification (e.g. 300%)
- The map is not AODA compliant.

The community consultation for the Major Streets proposal and the review by review of this proposal to date has been insincere and inadequate. Despite this the Planning and Housing Committee directed staff to report back at City Council on May 24 on the feasibility of **doubling** (to 60 units) the permitted maximum number of residential units.

Given the lack of opportunity for meaningful consultation and the flawed basis for the proposal, and the unstable parameters of the proposal under consideration by Council, we are offended by the lack of due process and care with which this proposal is being considered. .

FoNTRA recommends:

- That City Council direct staff to report to each of the Community Councils on the Major Streets proposal and its feasibility with respect to the major streets in the Community Council area as identified in Map #3.

Yours truly,

Geoff Kettel
Co-Chair, FoNTRA

Cathie Macdonald
Co-Chair, FoNTRA

Cc: Kerri A. Voumvakis, Interim Chief Planner and Executive Director, City Planning
Kyle Knoeck, Director, Zoning and Secretary-Treasurer, Committee of Adjustment

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.