



TO: EHON ([EHON@toronto.ca](mailto:EHON@toronto.ca))  
Mayor John Tory  
Councillor Mike Colle  
Chris Murray, City Manager  
City Clerk Office  
Gregg Lintern, City Planning  
Councillor Ana Bailao, Chair, Planning and Housing Committee

May 30, 2022

**Re: Comments on the Draft OPA and ZBA for EHON Local Commercial Uses**

The South Armour Heights Residents' Association ("SAHRA") represents approximately 850 households in the area between Yonge Blvd over to Avenue Road, from the 401 down to Brooke Avenue within Ward 8 (Eglinton-Lawrence).

Our Post WWII area is currently zoned as RD – single detached and local commercial uses and home occupations by the currently permitted list of specific services is not permitted; however home occupations are allowed on certain sections of Avenue Road. However, our western boundary of Avenue Road has Commercial designation including often for 1 to 2 properties in on the side streets, Our residents have excellent access to stores and services on Avenue Road, Yonge Street and Lawrence Avenue West, There is a high walkability ratio for many of our residents, especially for Avenue Road.

We do not see difficulties with the Draft OPA changes to allow local commercial uses (ie corner stores, drycleaners) but we see this actually occurring on our residential boundary streets such as Avenue Road and Wilson Avenue, rather than on inner residential streets. Also, we do not see difficulties with the Draft OPA and ZBA changes to allow home occupations for the specified list of services in our area. There might be some uptake on this on our boundary streets (such as Wilson Avenue) in residential buildings but we do not envisage a major impact on our inner residential streets,

We do however ask for an explanation of two suggested changes in the Draft OPA:

- New b) "are of a physical **scale**" – this was worded previously as "have a physical **form**" – what is the difference between these definitions? Specifically 'scale' versus 'form'. What are the criteria?
- The current OPA stated "...may be permitted through an amendment to the Zoning By-law, where required, on major streets shown on Map 3, **with the exception of portions of streets which have revised lot frontages.**" Could you please explain this exception and the impacts of eliminating mention of it in the Draft OPA?

We have tried to make our Association's members aware of the various EHON initiatives – Laneway Suites, Garden Suites, Multiplexes and Local Commercial Uses but very few understand the programs and unintended consequences. It is the responsibility of the City to advise/educate all property



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owners of intentions of changes to the Official Plan and Zoning By-laws – the City must reach all 550,000 property owners, not just the small portion that have chosen to follow EHON initiatives. This must be done before approval, not just a newspaper ad written in legalese after the proposals have been approved. How are you going to communicate these proposed changes to all?

Thank you for reviewing/responding to our comments, questions and requests.

Respectfully submitted

A handwritten signature in black ink that reads 'Sheila Dunlop'.

Sheila Dunlop (Secretary)

Jim Sadler, Bob Williams, Gary Langdon (SAHRA)  
FoNTRA, FoSTRA, CORRA  
Lytton Park Residents' Organization  
Bedford Park Residents Organization  
Upper Avenue Community Association