

NY8.33.1



Established 1956

September 8, 2015

Chair and Members,
North York Community Council,
North York Centre
North York, Ontario
M2N 5V7

Sent by email to Francine Adamo, Committee Administrator, nycc@toronto.ca,
Re: NY8.33

The Bayview Village Association opposes the proposed townhouse development at 3057-3069 Bayview Avenue and 1 Burleigh Heights Drive for the following principal reasons:

- The development is incompatible with neighbouring houses and the adjacent neighbourhood. It does not respect or reinforce the existing physical characteristics of the Bayview Village Community.
- The creation of an underground garage entrance from Burleigh Heights Drive will be a safety hazard and exacerbate traffic issues within the north-west quadrant of Bayview Village
- The planning document for this development bases its justification on a policy (*The Bayview Avenue Area Study*) which does not apply to the Bayview Village community.

Incompatibility of the proposed development

Bayview Village is a unique self-contained community (see attached map) established beginning in 1954 by real estate developer Alexander Farlinger and town planning consultant Eugenio Faludi.

Streets and lots were laid out to take advantage of the rolling countryside and the many ravines and tributaries of the East Don River. Instead of the usual five houses per acre, Bayview Village featured less than three houses per acre, none higher than two storeys but the majority various styles of bungalow, on sixty foot lots with a depth of ninety to a hundred feet.

Bayview Village Association

Bayview Village Postal Outlet, P.O. Box 91065, 2901 Bayview Ave., Willowdale, Ont. M2K 2Y6 • www.bayviewvillage.org

Rather than creating a north/south, east/west street grid, the developers of Bayview Village created a community highlighted by undulating streets offering the ambiance of a rural community.

A 22-house three storey town house development is not compatible with the neighbourhood in which it is proposed to be situated. Stretching like a brick wall between Burleigh Heights Drive and Blithfield Avenue, it will tower over and have an adverse effect on the neighbouring single family dwellings on Sumner Heights, Burleigh Heights and Blithfield.

Traffic Issues

Burleigh Heights is the first street south of Finch Avenue available to, and used by, vehicular commuters from the north (Thornhill, Markham, etc.) as a short-cut to avoid Bayview Avenue. By turning left at Burleigh Heights, these commuters are able to cut through Bayview Village by speeding to Burbank Drive and then directly to Sheppard Ave., along which they can drive back east to Bayview Avenue or west to Leslie Street, onto which they can turn and continue their commute south.

Burleigh Heights is already such a heavily-travelled street that the City's Traffic Department is conducting a traffic study resulting from a request from Burleigh Heights homeowners, who have asked for speed bumps or other speed controls along their street. Traffic from the vehicles belonging to 22 townhome owners will only exacerbate this problem.

Safety

1 Burleigh Heights is the first house east of Bayview on the south side. Establishing an entrance/exit to a parking garage below and south of this location will create a serious potential safety hazard. There is not a traffic signal at Bayview and Burleigh Heights. Even now, vehicles turning left onto Burleigh Heights have difficulty accessing the street because of the congested flow of traffic travelling north on Bayview, especially during the morning and afternoon rush hours. As a result, the drivers of these vehicles often have to rush their turns onto Burleigh Heights. This has already created a safety hazard for pedestrians crossing Burleigh Heights, and for homeowners on Burleigh Heights exiting their driveways. This hazard can only increase as a result of the proposed parking garage to the development in question.

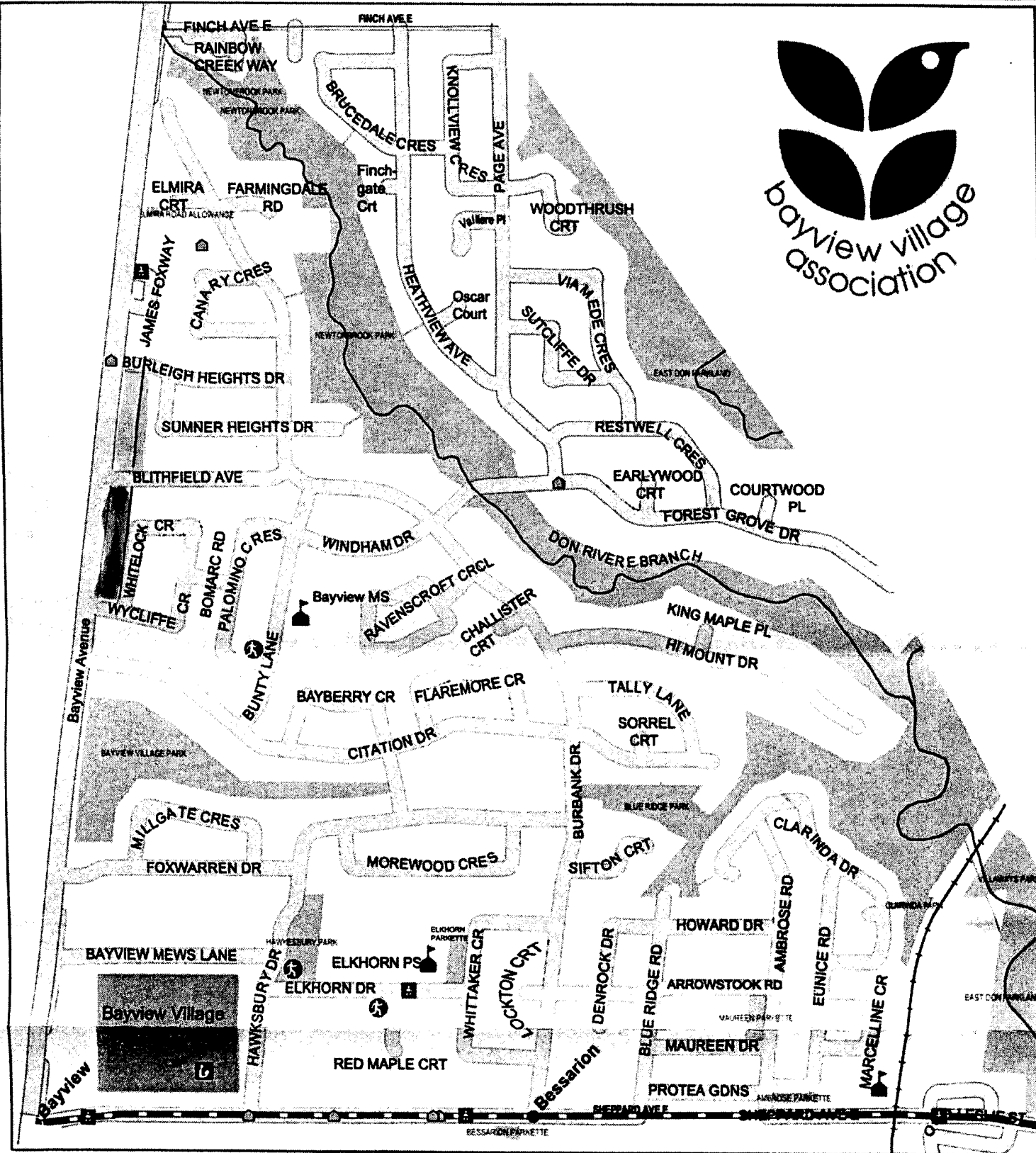
Irrelevance of *Bayview Avenue Area Report* to Any Proposed Development West of Bayview

The *Bayview Avenue Area Study*, passed by City Council in 2007, is referred to as justification for this application for this proposed development in a number of sections of the planning report of The Goldberg Group.

These references are all misplaced and inapplicable to the area fronting on the east side of Bayview from Sheppard to Finch because the *Bayview Avenue Area Study* is limited to “the west side of Bayview Avenue from Finch Avenue to Hollywood Avenue”, according to the Final Planning Report accepted by City Council on October 15, 2007 .

Respectfully submitted
David Magil
Chair, Municipal and Government Affairs
Bayview Village Association

Bayview Village Area



Legend

School by Type	Ambulance Station	Recreation Haven	Arms	Railway
School - Private	Community/Press & Rec Centre	Social Service City Office	Child Care Centre	Expressway
School - Secondary (University)	Family Resource Centre	Sports Facility	Children Services Office	Park or GreenSpace
Police Station	Senior Housing	Hospital	Community Garden	TTC Subway Station
Fire Station	Long Term Care	Library	TTC Subway Line	River or Creek
	Social Housing (Non-TCHC)	Place of Worship		
	Social Housing TCHC Buildings	Annex Services Facility		

City of Toronto

Source: City of Toronto, Spatial Policy Analysis & Research, Survey & Mapping, Land Information Systems, Parks & Recreation, Toronto Community Housing Corporation, Shelter & Housing, Toronto Public Library, Toronto District School Board, Toronto Catholic District School Board, Toronto Public Health, Social Housing Corporation, City of Toronto, North York, York Region, Toronto Transit Commission, Community Resource Unit, Children's Services, Association of Community Centres.

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