



**MORE NEIGHBOURS
TORONTO**

Dear Members of North York Community Council,

RE: NY32.6 - 3377 Bayview Ave - Request for Direction

About More Neighbours Toronto

[More Neighbours Toronto](#) is a volunteer-only organization of housing advocates that believe in building more multi-family homes of all kinds for those who dream of building their lives in Toronto. We advocate for reforms to increase our city's ability to build more homes in every neighbourhood. We are a big-tent organization with members across the political spectrum who are committed to counterbalancing the anti-housing agenda that has dominated Toronto's politics, created an affordability crisis, and has cost burdened a new generation of aspiring residents. We are firmly committed to the principle that housing is a human right and believe Toronto should be inclusive and welcoming to all.

Summary

More Neighbours Toronto supports the project at 3377 Bayview Ave, pending the wind study and infrastructure capacity confirmation. At the February North York Community Council (NYCC) meeting, several councillors voiced concerns about Toronto's affordability crisis. This project is an opportunity for committee members to **commit to affordability with concrete action by supporting 750 affordable rental units and 750 rental units when giving direction to staff on Item NY32.6.**

We also ask you to evaluate how **the City's policies and processes often limit affordability**, including how neighbourhood context restricts apartment locations, floorplate guidelines limit family-sized units, how single family homes are exempted from many city standards and limit our ability to address climate change, and how the consultation process favours some members of the public over others. Below, we outline how these issues affect this project.

Position

Although the staff report discusses the project's conformance with City policies and guidelines, it also highlights places where the City's policies contradict one another. For example, the Official Plan states that a full range of forms, tenures and affordability will be provided within neighbourhoods across the City, but here we see objections to height and built form given the "surrounding context". This favours single family homes over apartments, perpetuating exclusive, expensive neighbourhoods. How can the City convincingly argue at the Ontario Land

Tribunal that applicants do not conform to the Official Plan when muddled priorities mean that the Official Plan does not always conform to the Official Plan?

We also see support from both residents and the City's "Growing Up Guidelines" for more multi-bedroom and larger units, but the report objects to the "slab-like" form of the buildings and remains committed to the City's floorplate guidelines that favour small units. Buildings with large floorplates are present in many areas of the city, having been grandfathered in before the current guidelines. Indeed, slab-like buildings are home to many Toronto residents who could not afford to live in the city otherwise. This vital but aging purpose built rental stock desperately needs expansion.

Indeed, concerns about services raised by some residents, including capacity at North York General and schools, need to consider how the lack of affordable housing in Toronto affects our workforce. The Toronto Region Board of Trade estimates that a social or community service worker would need to spend [about half of their income to rent a 1-bedroom unit in this area](#). In addition, this site proposes a daycare and Section 37 benefits that are yet to be negotiated. Census data demonstrate that the population in this area has decreased 16% since 2011, with fewer children under 15 (see Figures below). In a growing city, we should be planning to make full use of existing infrastructure. We would suggest that it is long past time to revise the 1952 North York bylaw that still has not been harmonized 24 years after amalgamation and is likely contributing to the population decrease and exclusion around this site.

Council has, however, passed many good measures. We support the Open Door incentives to increase affordability at this site. Unfortunately, the City's mid-rise guidelines increase costs by [requiring more complex design and construction than necessary](#). **These guidelines should be relaxed for affordable projects to ensure responsible use of taxpayer funds.** Features such as angular planes also undermine the City's climate goals by increasing the surface area and number of joints for heat loss. **NYCC members should demonstrate their commitment to fighting climate change in their directions to staff.** We also applaud the Toronto Green Standard, which encourages sustainable building practices and aims to reduce building emissions. We note that any single family homes constructed under the existing R3 zoning would not be subject to these standards. Given the expense, we encourage the City to adopt the Toronto Green Standard for all new construction as soon as possible so that it is not favouring the construction of less efficient single family housing over apartments.

We appreciate the frank account of the community consultation meetings. In a diverse city, it is not always possible to please everyone. Despite striking an invite-only working group that prioritized local voices, it seems that it was still not possible to resolve conflicts. Such working groups bias comments toward the life experiences of existing residents; for example, I am not a car-owner and my experience of the 11 Bayview bus pre-pandemic included quite frequent service, although, like most routes, it has been affected by COVID-related adjustments. These sorts of experiences do not seem to be well-reflected in the meeting summaries, which focus heavily on traffic. In these cases, we rely even more strongly on the leadership of councillors to represent the interests of the whole city. At the Ontario Land Tribunal, the City must take a

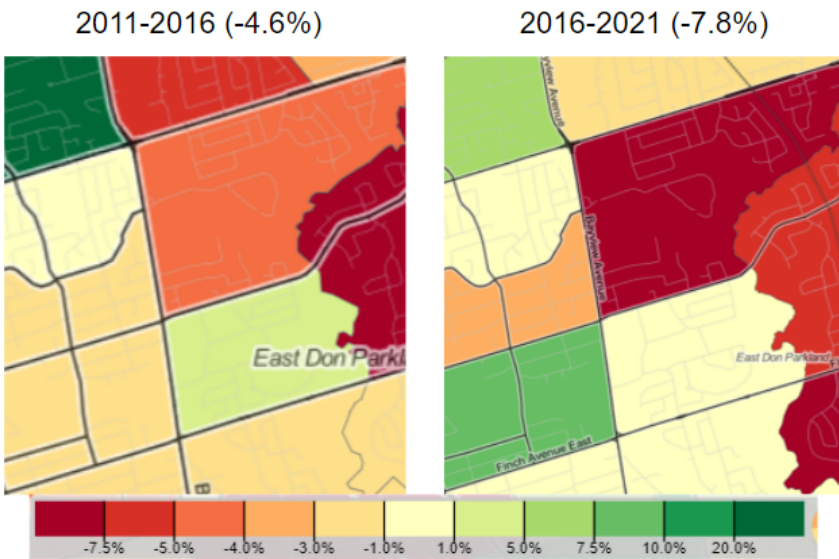
strong stand against people zoning and defend the Official Plan's commitments to providing a full range of housing tenure and affordability throughout Toronto, and ensure that they are not giving outsized weight to the small number of voices who were invited to participate in the working group.

Do affordability, inclusion and climate matter, or should we prioritize guidelines around angular planes and "slab-like" buildings? Will we spend tax dollars defending these policies to the province while other tax dollars from Open Door sit waiting to fund affordable housing during a housing/affordability crisis? **We ask North York Community Council members to demonstrate their priorities in their direction to staff by conditionally supporting 3377 Bayview Ave rather than opposing it.**

Sincerely,

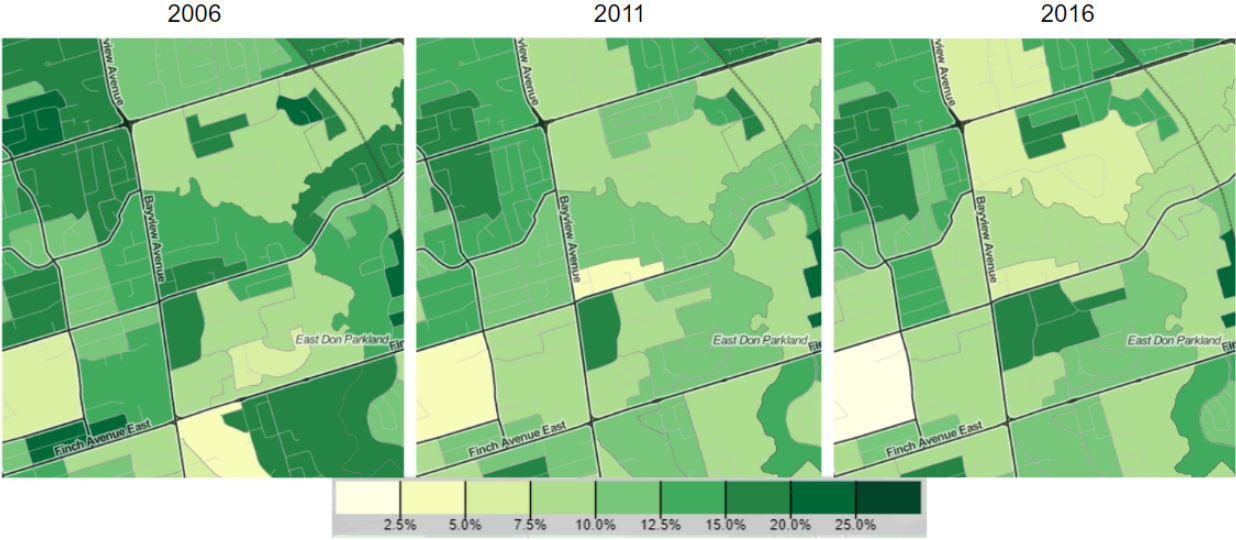
Colleen Bailey
More Neighbours Toronto

Percentage change in population in the area around 3377 Bayview Ave, 2011-2021:



Source: censusmapper.ca

Percentage of children under age 15 in the area around 3377 Bayview Ave. 2006-2016:



Source: censusmapper.ca