



Agincourt Village Community Association

avcatoronto@gmail.com

www.avcatoronto.ca

Twitter: @avcatoronto Instagram: /avcatoronto



April 24, 2023
Planning and Housing Committee
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Councillor Bradford and Members of the Planning and Housing Committee:

Agincourt Village Community Association represents residents within and surrounding the Village of Agincourt in Scarborough established in 1856 and therefore consists of the majority of homes built prior to the year 2000. AVCA is a member supported group whose purpose is to **protect** our **historic** community and the **safety** of its residents by having a collective voice in issues which affect our neighbourhood. Thus, AVCA will present opinions as to the impact building multiplexes will have on AVCA's neighbourhood.

Having attended the February 23, 2023 meeting and having read the Technical Assistance Panel Report April 19, 2022 MULTIPLEX HOUSING FINANCIAL FEASIBILITY EXERCISE, AVCA will put forward the following consideration points.

Consider Multiplexes only on Public Transit Routes:

AVCA acknowledges that Toronto is reckoning with an escalating crisis of housing access and affordability and that multiplexes may be beneficial in specific areas such as along public transit lines with consideration of the properties abutting those multiplexes.

On Page 6 of the April 19, 2022 Technical Assistance Panel Report it states "where we have already invested a great deal in transit and other public infrastructure that must be better leveraged." However, in Scarborough investment in public transit has been minimal. Yet this proposal will allow additional residents without public transit investment. The Eglinton Cross Town if it ever opens only extends as far east as Kennedy Road, the SRT will be decommissioned in 2023, the Scarborough Subway Extension which will open at a minimum 10 years from now has only three stations, safe bike lanes are sparse and not connected and TTC for residents living in the crescent, cul de sac and dead end planned suburb streets is inconvenient and restrictive.

In neighbourhoods where public transit is inconvenient and restrictive cars become necessary to live, work, and play in a "wider" complete community. In this proposal, there is no requirement for vehicle parking. Street parking in existing planned Scarborough townhouse and residential neighborhoods is problematic and would be exacerbated with additional multiplex street parking. On page 27 of the April 19, 2022 Technical Assistance Panel Report it states "We need to understand how people get to and from where they live and how to support these transit behaviours."

AVCA recommends that multiplexes be allowed only on existing public transportation routes.

Consider Permit Only Duplexes on Property that Abuts Single Family Home:

Toronto is a collective of unique and diverse communities. This proposal uses one paint brush on one sweeping canvass. This proposal does not allow for the uniqueness and diversity of Toronto communities.

As mentioned above AVCA's purpose is to protect our historic community. AVCA has welcomed the development of many high-rise condominiums with intensification along major streets ie Agincourt Mall, Metrogate and the Sheppard Avenue "tunnel of condominiums." AVCA realizes we are a community where garden suites will be built. However, adding multiplexes within the streets of single family homes would greatly impact the "character" of the community. In fact, AVCA predicts that the heritage original homes built mostly in the 1900's will be the buildings to disappear.

On Page 26 the April 19, 2022 Technical Assistance Panel Report states "Reducing rear-yard setback requirements from 7.5m to 4.5m for the creation of multiplexes as-of-right city-wide could facilitate flexibility in development. However, the impacts this would have on the neighbours would need to be considered, dependent on location." The 4.5m set back of multiplexes would again negatively impact the 'character' of the existing neighbourhoods.

AVCA recommends multiplex construction consider the existing neighbourhoods and duplexes only should be permitted on properties that abut single family homes.

Scarborough Needs More Infrastructure Improvements – Not Less:

Scarborough is one third of Toronto's geographical area yet already lacks infrastructure – infrastructure that is presently stretched with the condominium development being built and proposed. Recreation facilities are oversubscribed, schools in close proximity to these developments already house portables, aging hospitals are in need of upgrades, and water pressure is already low. The addition of more housing equals more residents and requires more infrastructure improvements. The development charges help pay for these improvements. Waiving or reducing the development charges will negatively impact the existing neighbourhoods.

On Page 24 the April 19, 2022 Technical Assistance Panel Report "The TAP acknowledges the important role that Development Charges can play in paying for necessary infrastructure and increasing density across the Yellowbelt. The development of multiplex conversion projects could warrant such area infrastructure improvements. However, the TAP recommends that the City consider a review of such charges. This could include waiving or reducing Development Charges and expanding the parameters of exemptions to make multiplexes more financially attractive to homeowners."

AVCA recommends that Development Charges on Multiplexes be maintained with no reduction.

On behalf of the Agincourt Village Community Association Thank you for considering the above three recommendations.

Rhoda Potter - President Agincourt Village Community Association

