



City Council
Toronto City Hall
100 Queen Street West
Toronto, ON
M5H 2N1

Re: Opposition to EHON Major Streets proposal along a segment of Bayview Avenue which already has extensive guidelines for gentle density issued by the City of Toronto in October 2015, guiding multiple redevelopments already

To the City Clerk,

Please add our comments to the agenda for the May 22, 2024 City Council meeting on item 2024.PH12.3, Expanding Housing Options in Neighbourhoods: Major Streets Study – Final Report

We understand that our comments and the personal information in this email will form part of the public record and that our names will be listed as a correspondent on agendas and minutes of City Council or its committees. Also, we understand that agendas and minutes are posted online, and our names may be indexed by search engines like Google.

The York Mills Ratepayers Association (YMRA) is an incorporated, non-profit residents' association operating in North York, from South side of York Mills Rd to North of Hyde Park, and East of Hedgewood Rd-York Valley Cres to West of Windfields Park.

There are two Major Streets passing through our catchment, namely York Mills Rd & Bayview Avenue, and we welcome the gentle density initiative for Major Streets of our city but request a more considered approach as was done in neighborhood almost a decade ago. Indeed, our neighborhoods have been at the forefront of bringing gentle density to the City with the Bayview Townhouse Guidelines (henceforth called, Guidelines). These Guidelines have been guiding the gentle density intensification along a segment of Bayview Avenue, from Highway 401 to Lawrence Avenue, since 2015. These Guidelines were released by the City after extensive community consultations to address the local topology, significant variations in the available lot sizes, and neighbourhood scale while addressing known issues of our neighborhoods.

We are writing to raise our concern and voice our disappointment that gentle density initiative along this segment of Bayview Avenue is being supplanted by a more generic, comparatively sparsely defined, city-wide initiative of EHON Major Streets. This ignores the extensive work done by the City, City councillor's office and the neighborhoods in developing these Guidelines which provide a readily available, very detailed, tailor-made solution for our neighbourhoods. These Guidelines have clearly been successful, for 9 years already, in bringing gentle density to our neighbourhoods and transforming the said segment of Bayview Avenue with multiple redevelopments.

We would like these Guidelines to be the model for achieving gentle density along the Study Area included in these Guidelines, specifically, involving lots abutting Bayview Avenue from Highway 401 to Lawrence Avenue, by elevating the stature of these Guidelines through a motion for by-law exception.

Likewise, we agree with the concerns in FoNTRA's letter to PHC that insufficient information is available regarding the locations where this new program will apply and that existing local provisions have not been considered.

We are further very concerned that new reports will be brought to Council directly without any prior consultation regarding increasing the number of permitted units in apartment buildings from 30 to 60, decreasing setbacks and landscaping requirements.

The loss of residents' abilities to appeal Committee of Adjustment means that residents' participation in the development of regulation for Major Streets is especially important.

We, therefore, urge City Council to defer consideration of PH12.3 and refer this report and the new reports to the Community Councils for their consideration.

Yours sincerely,

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Lucy Kilislian, Chair
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