

Julie Powers, Chair
Garden Court Tenant Association
1477 Bayview Avenue
Toronto M4G3B2
April 19, 2024

Expanding Housing Options in Neighbourhoods
City Planning Division
City Hall, East Tower
12th Floor, 100 Queen St. W
Toronto, ON M5H 2N2

By E-mail to phc@toronto.ca

Members of the Planning and Housing Committee

I am writing on behalf of the residents at Garden Court, 1477 Bayview Avenue. We have received your notice of the Public Meeting on May 9 and, while we generally agree with the City's position in support of increasing density within Neighbourhoods and along main streets, we have specific concerns as they relate to the site of Garden Court.

Garden Court comprises more than 100 rental units within ten, 2 and 3 storey buildings. Dating from 1940, the buildings were designated as heritage properties by By-law 607-2018 enacted May 24, 2018. We believe that it is inappropriate for City Council to consider placing a designation which encourages new, residential intensification (EHON) on a property which is designated as a heritage resource, and which is now home to more than 100 relatively affordable rental units. This new designation would undermine both Heritage and Affordable Rental policies of Council.

The property owner has explored redevelopment options in the past. Most recently, there was an application for conversion of the units from rental to condominium. We are concerned that any new designation that appears to support additional development will encourage the owners to consider new development opportunities which further threaten the existing rental units on site.

Thank you for considering our concerns.

Yours sincerely

A handwritten signature in black ink that reads "Julie Powers". The signature is written in a cursive, flowing style with a long horizontal stroke at the end.

Julie Powers, Chair
Garden Court Tenant Association

Cc Councillor Jaye Robinson
Geoff Kettel