



Planning & Housing Committee
Toronto City Hall
100 Queen Street West
Toronto, ON
M5H 2N2

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

CC: Councillor Jaye Robinson, Mayor Olivia Chow

Dear Policy and Housing Committee Chair and Members:

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. 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.

Regards,

York Mills Ratepayers Association (ymra416@gmail.com)

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Lucy Kilislian, Chair

Pavi Binning, Treasurer

Sonny Sharma, Secretary

CC: Councillor Jaye Robinson