



Jennifer McKelvie
Deputy Mayor
Councillor, Scarborough – Rouge Park
4630 Kingston Road, Unit 20
Toronto, Ontario
M1E 4Z4

January 30, 2025

Dear Councillor McKelvie,

We are writing to you today to express our concerns and those shared with our association from the residents of the Highland Creek community. This is regarding the Avenues Policy Review, part of the City's Housing Action Plan, that will be on the Council agenda on February 5, 2025.

We have endeavoured to review and understand all the materials, however, as is often the case, one needs to be expertly versed in the "language" used in these documents. As we are not so versed, the consequence is that we are left with uncertainty, confusion and concern as to what is being proposed/approved and what the impact might be on our community.

It certainly seems that where zoning changes are being proposed on some roads, there is zero consideration for how the use of the road changes along different stretches. The same road can transition from single-family residential, with places of worship, schools and neighbourhood plazas, to condominiums and apartments, to commercial, light industrial and institutional. All segments appear to be being painted with the same brush. This doesn't make sense.

This approach and overall plan appears to further negate consideration of existing zoning guidelines and secondary plans for height and density. These are already largely glossed over during the development review and approval phases. As well, these changes would only serve to further stifle any voice that the taxpaying residents might still have. Pre-approval (as-of-right zoning) would result in a mid-rise, or taller, building surrounded by single-family homes with zero input from the community. Again, this doesn't make sense and is wholly inappropriate.

The current development landscape sees the regular demolishing of local plazas containing small businesses and retail for neighbourhoods and replacing them with condominiums. After the fact, there is a recognition that "we" are now missing local retail that folks can walk to to pick up a few items. The solution is to then propose that


houses be “converted” to replace some of these storefronts. We understand a recent committee or council agenda item in that regard was withdrawn or deferred. But this just speaks to a shortsighted planning process.

We acknowledge the City’s position that there is a need to develop housing. However, decades of approving condominiums geared to investors (studio, 1-bedroom units) instead of families (2- and 3-bedroom units or larger) has gotten things to where they are today. Record numbers of resale condominiums on the market that no one wants. And another 35,000/45,000 units coming online over the next 2 years, most of which are likely too small given the development timeframe from planning to occupancy. Approving large buildings in the middle of areas designated as neighbourhoods can’t be the right answer. The existing zoning by-laws and secondary plans are clearly better positioned to ensure appropriate development occurs provided they’re used.


Our goal is to preserve the integrity and livability of Highland Creek and to continue to advocate for our residents. We look forward to you voting in the negative on this item until real solutions that make sense are put forward.

As always, thank you for your support of our heritage community.

Sincerely,



Joy Loewen,
President



Bill Yarn,
Vice-President