

councilmeeting

From: Michael Marmoreo <michaelmarmoreo@gmail.com>
Sent: February 3, 2025 9:23 AM
To: Kandavel, Parthi
Cc: Mayor Chow; Clerk; Councillor Crisanti; Councillor Holyday; Councillor Morley; Councillor Perks; Councillor Nunziata; Councillor Pasternak; Councillor Perruzza; Councillor Colle8; Councillor Bravo; Councillor Malik; Councillor Saxe; Councillor Matlow; Councillor Moise; Councillor Fletcher; Councillor Chernos Lin; Councillor Burnside; Councillor Carroll; Councillor Cheng; Councillor Bradford; Councillor Thompson; Councillor Myers; Councillor Lai; Councillor Ainslie; Councillor McKelvie
Subject: [External Sender] City of Toronto's Avenues Policy Review.

I am writing as a very concerned resident of Scarborough and spokesperson for the Birch Cliff Village Residents Association (BCVCRA) regarding the proposed zoning changes under the City of Toronto's Avenues Policy Review. Our city is remarkably diverse in many ways, and we hope you understand that "One Size Does Not Fit All."

These changes could significantly alter our communities by allowing:

- Mid-Rise Buildings (up to 14 storeys) will be permitted on new Avenues
- Tall Buildings (40–60+ storeys) will be allowed on Avenues within 800 meters of transit hubs.
- City Planners to rezone lands along and near Avenues without further public consultation or Council oversight.

If the proposed changes are approved, city bureaucrats will have the power to decide the fate of our neighbourhoods, and our elected officials will not be able to represent their constituents effectively.

Despite the significant implications, many residents and local associations across our city were not informed and consulted meaningfully. The potential rezoning of residential areas without additional approvals raises concerns about:

- Increased density without corresponding infrastructure improvements
- Loss of privacy and increased shadows for existing homes. Allowing properties along Avenues to encroach into adjacent backyards and side streets
- Encroachment of commercial spaces into residential neighbourhoods
- Potential loss of already established small businesses
- Limited public consultation and lack of transparency in decision-making

We urge you to advocate for more community engagement and request that on February 5th you refer the following back to City Planning:

- Proposed Avenues: Ensure residents living on or near proposed Avenues receive proper notice and are invited to participate in town halls with City planners and Councillors for meaningful public consultation.
- Stronger Guidelines for tall buildings: Establish clear height limits, gradual transitions, and protections for surrounding residential neighbourhoods before any changes are approved.

Thankyou

Michael Marmoreo
Secretary BCVCRA