



## Guildwood Village Community Association

February 3, 2025

Dear Councillor's Ainslie and McKelvie,

We are writing as concerned residents, the GVCA, regarding the proposed zoning changes under the City of Toronto's Avenues Policy Review. Our city is diverse in so many ways and we hope you appreciate that **"One Size Does Not Fit ALL"**.

These changes could significantly alter our community 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, the power to decide the fate of our neighbourhoods will be in the hands of City Administration and OUR Elected Officials will not be able to represent their constituents in a democratic matter. This severely undermines the process of checks and balances put in place to ensure fair, moderate, and well thought out and planned development and growth weighed against the needs, considerations and best interest of the well established communities that exist within our city**

Despite the major implications, many residents and local associations across our city were not informed and consulted in a meaningful way. 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 neighborhoods

- 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 that 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 neighborhoods before any changes are approved.

Please confirm receipt of this email and we'd appreciate you sharing your position on this issue with your constituents in advance of the meeting.

We look forward to your anticipated support.

Sincerely,



Robert D'Addario,  
President, GVCA



Jeff Garrah  
Vice-President, GVCA