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Sent: June 23, 2025 3:46 PM

To: Clerk <clerk@toronto.ca>

Subject: [External Sender] Fwd: Growing Space for Trees - Bayview Village Association Response

Begin forwarded message:

From: sharon johnson <sharonsusan.johnson@gmail.com>

Subject: Growing Space for Trees - Bayview Village Association Response

Date: June 23, 2025 at 11:26:09 AM EDT

To: sustainablecity@toronto.ca, citycouncil@toronto.ca, Shelley Carroll
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Good morning,

It is my understanding the City is examining Infill Housing including Iceberg homes, with their extensive below-ground construction. We believe Iceberg Homes can negatively impact tree canopies and soil permeability. The City is exploring ways to mitigate these impacts of Infill Housing, potentially through setback requirements, building design regulations, and increased monitoring of tree health and planting space during development. We agree these measures should be used effectively especially increased monitoring of tree health and increased planting space during development.

We do not support increasing tree planting space through increased height limits in residential zones. We do not support allowing for more flexible

building envelopes if this means bigger, deeper and higher. However, we do support encouraging the preservation of existing trees for infill development.

We do support expanding monitoring efforts to assess the impact of various infill development types (e.g., laneway suites, garden suites, multiplex dwellings) on tree health and planting space. We also recommend to move slowly with this type of development and take the time to assess the success or failure of such development on the tree canopy, parks, green space and ravines, especially in suburban neighbourhoods.

We support ensuring site plans to include and identify boundary trees (those shared between properties).

We support addressing the impact of iceberg homes, including stronger measures regarding setbacks from streets, parks, and public lands, and exploring additional standards and definitions to better control below-ground construction.

We support ensuring that infill housing development is considered through a climate impact lens, promoting tree canopy protection and soft landscaping (not supporting artificial turf).

We also believe additional funding and to expand the Neighbourhood Tree Give Away, more planting of trees along some of the more 'tree bereft' streets such as Sheppard Avenue between Leslie and Yonge St, more City maintenance of the trees they plant - replacing those dead trees that didn't survive the first year or so after the City plants them.

The Bayview Village Association has participated since its inception in 2017 with the City of Toronto Neighbourhood Tree Giveaway for 9 consecutive years. In those years we have given away to City of Toronto residents around 6000 trees. The Bayview Village Association has also participated in City of Toronto Community Clean Up since its inception for over 20 years. In addition, we hold neighbourhood perennial swaps and native pollinating plant sales, workshops and events. We support the Toronto Nature Stewards who remove invasive species from our ravines. We strongly advocate against infill development that compromises parks, green space, trees and the ravines. We are active at City & Development Consultations,

Votes at Council, meetings with our City Councillor Shelley Carroll, to name a few.

However, the issue remains that the Bayview Village Association cannot fight this fight alone. If more time and effort is not taken to protect our green spaces, parks, ravines and trees, Bayview Village Assc. efforts are all for not. Therefore, we ask the City to carefully assess how Iceberg Homes, Lane Way Suites, Garden Suites, and Multiplex dwellings are effecting trees, green space, parks and ravines, and to do this slowly and effectively.

Of utmost importance, a City Wide approach is not the answer. One size fits all in Toronto will not work. The City must consider each Riding & Neighbourhood when implementing new zoning, by-laws and building permits for the above mentioned developments. This means to currently put on hold approving additional zoning, by-laws and permits for these types of dwellings until all consequences either positive or negative are firmly understood, and next steps to address the consequences are clear, concrete and concise.

Best Regards,

Sharon Johnson, Chair, Environment Committee, Bayview Village Association