



YORK MILLS  
**NEIGHBOURS**  
ASSOCIATION

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

**Dear Mayor and Members of City Council,**

The York Mills Ratepayers Association (YMRA) and York Mills Neighbours Association (YMNA) are two incorporated, non-profit residents' associations operating in Ward 15 of North York. YMRA operates south of York Mills Rd to north of Hyde Park, and east of Hedgewood Rd-York Valley Cres to west of Windfields Park. YMNA operates south side of 401 to north of York Mills Rd, and east of Bayview Avenue to west of Leslie Street. **Together we represent over 2,500 households straddling three Major Streets which have recently been included in the expanded Avenue boundaries.**

We are writing to express our concerns regarding the **Housing in Neighbourhoods package** items especially **PH22.3, PH22.4, and PH22.8** — that are set to be considered by City Council next week. While each proposal aims to expand housing options, they each assume that **one-size-fits all** and fail to adequately account for key residents concerns that are crucial for effective and sustainable implementation. **We agree with the Ward 9 & 11 residents that there needs to be more consultation**, specific to the conditions in their ward. **We are concerned that the Avenues item PH22.8**, for the development of the Avenues concept for these two Wards in Old Toronto (TEY), **may set a pattern for minimal consultation**. We ask that the Work Plans for subsequent Wards or Ward Groupings address this. We are, in particular, very significantly concerned with how redevelopment occurs in our RA's, given that we have a unique opportunity to create a meaningful model of intensification, as discussed below.

We have a long history of supporting redevelopment and gentle intensification. While the City is currently in the process of establishing gentle intensification guidelines, **we have been pioneers in advancing gentle intensification by painstakingly working with the City a decade earlier** and established Bayview Townhouse Guidelines, in 2016, which permitted redevelopment of several properties over the years without any acrimony or litigation between the developers and neighborhood.

## Concerns & Recommendations:

- Residents were not informed when Avenue boundaries were expanded earlier this year.
  - **Recommendations:** A citywide engagement strategy to be reported back to Council.
- Only two opportunities for input are planned, with a survey following the first input session.
  - **Recommendation:** A more robust, multi-phase consultation process.
- Instead of creating more balanced communities, there is a risk of supplanting entire communities on certain streets if the lot parcels and lot assemblies are not carefully identified, e.g. certain dead-end streets with only 25 or so houses will be completely upended by 11-storey as-of-right building redevelopments.
  - **Recommendations:**
    - As per the Avenues Policy Decision Report, Chief Planner needs to work with Local Councillors to create a plan to roll out the rezoning. Local councillors should be encouraged to actively reach out to their respective residents and Resident Associations to prevent such catastrophic disruptions of existing communities.
    - Lot parcels should be identified with community consultation and reported back to the City Planner.
- Existing neighbourhood concerns such as major intersections with known overcapacity traffic (TMC counts) or rush-hour hotspots known of traffic gridlocks should be evaluated for both the extent of development (e.g., EHON vs Avenues) and type of development.
  - **Recommendations:** Clear confirmation that rezonings will be evaluated, not automatic. For example, intersections known as rush-hour gridlocks may be permissible for residential redevelopment but not for office or school buildings which add further to rush hour traffic.
- There is a significant concern that environmental considerations and tree canopies will be progressively compromised with each phase of development from application approval to on-going site-plan changes.
  - **Recommendation:** Involve Urban Forestry throughout the redevelopment phases, including site-plan changes, with the intent of maximal tree canopy preservation, encourage tree canopy replacement and stricter Parkland dedication within the respective neighborhoods, rather than sacrificing green space in-lieu of compensation by developers.

Amendment 778 to the Official Plan of the City of Toronto, “2.2.3 Avenues: Creating Complete Communities Along Strategic Transit” identifies the need for engaging communities in this process and directs **the Chief Planner to work with Local Councillors to create a plan to roll out the rezoning.** Specifically, it also mentions,

“Some priorities will emerge from the implementation plans and strategies discussed above, as well as specific area studies such as **Secondary Plans** and **Community Improvement Plans.**”

“The need for new municipal investment to replace, enhance or build new infrastructure to implement this Plan will be identified through a variety of implementation plans and strategies. These include **Secondary Plans, community service and facility strategies, Community Improvement Plans** and other similar city building initiatives, based on population and employment growth and existing unmet needs.”

We urge the Councillors to have a major drive to reach out to their residents and Resident Associations to engage in a well considered plan to unfold these gentle intensification efforts by both carefully evaluating their concerns such as above and consider amendments that respond to these concerns.

Regards,

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York Mills Neighbors Association (info@ymna.ca)

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CC: Mayor Olivia Chow, Councillor Rachel Chernos Lin, Parker Samuels, Rachel Van Fraassen