

## Concerns Regarding the Avenues Policy Review and Urban Design Guidelines Update

Virtual Public Open House on January 13, 2025, from 6 to 8 p.m.

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The Bayview Village Association (BVA), representing more than 600 members and over 2,000 residents, is deeply concerned about the implications of the Avenues Policy Review and its intensive focus on high- and mid-rise density. This focus risks overshadowing the unique needs and preservation of low-rise, single-family residential communities like Bayview Village.

### Key Concerns and Recommendations

#### 1. Overemphasis on High- and Mid-Rise Density

The current emphasis on expanding mixed-use areas and as-of-right zoning for mid-rise buildings does not adequately consider the impact on established low-density neighborhoods. Bayview Village's family-friendly character and low-rise housing stock must be protected to maintain the community's identity and appeal.

#### 2. Lack of Infrastructure to Support Growth

Proposed density increases will strain already inadequate infrastructure. Essential services, including sewers, water supply, schools, parks, and healthcare facilities, must be upgraded before approving higher-density development.

#### 3. Inconsistent and Confusing Policy Frameworks

The alignment between the Avenues Policy, Secondary Plans, the Official Plan, and development permits needs immediate clarification. A fragmented approach to zoning and planning undermines confidence in the process and threatens community buy-in.

#### 4. Failure to Preserve Greenspaces

Urban densification should not come at the expense of greenspaces. These areas are vital for environmental sustainability, recreational opportunities, and the overall quality of life in Bayview Village.

#### 5. Budgetary and Tax Revenue Concerns

Implementing the additional policies under the Avenues Policy Review, including zoning updates, infrastructure upgrades, and expanded mixed-use areas, will place a significant financial burden on the City of Toronto.

- The reliance on realty tax revenue to fund these initiatives risks overburdening taxpayers, particularly in light of already rising property taxes.
- Without clear funding commitments from other levels of government, the city faces a financial strain that could compromise other essential services.
- We urge the City to provide a detailed financial plan outlining how these initiatives will be funded without disproportionately impacting residential taxpayers.

#### 6. Limited Community Input Opportunities

The policy review process must prioritize direct consultation with Bayview Village residents. Public engagement is critical to understanding local priorities and addressing valid concerns.

#### 7. Need for Direct, Tangible Community Benefits

Development agreements must prioritize practical benefits for local residents, such as improved pedestrian safety, enhanced transit options, and accessible public amenities.

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### **Requests for Action from the City**

- Halt the blanket application of as-of-right zoning for mid-rise buildings until comprehensive community consultations have been conducted.
- Provide clear, accessible updates on planning initiatives, zoning changes, and development applications affecting Bayview Village.
- Conduct a thorough analysis of the financial implications of these policies, with a transparent funding strategy that minimizes the burden on residential taxpayers.
- Prioritize investments in infrastructure and greenspace to align with the expected growth from new developments.
- Ensure a transparent and collaborative process that genuinely reflects the input of Bayview Village residents.

The Bayview Village Association remains committed to protecting the character and livability of our neighborhood while advocating for balanced and sustainable growth.

*The Bayview Village Association: Advocating for Our Community Since 1956*