

Via Digital Delivery

January 21, 2025

Attn: Planning and Housing Committee (Item 18.5-Housing Action Plan: Avenues Policy Review-Decision Report Jan. 23, 2025)

RE: Concerns Regarding Avenues Policy Review Recommended Official Plan Amendment 778

The Richmond Gardens Residents and Ratepayers Association (**RRGRA**) is sharing concerns on behalf of the thousands of residents in the Richmond Gardens and Princess Anne community. **The RRGRA asks you to refer any review or approval of this proposal** given significant challenges with both the process and the proposed amendments.

We are deeply concerned **as there has been little or no community engagement with impacted residents** on the Avenue Review. We demand transparency and ask that every directly impacted residential owner (i.e. on a current or newly proposed Avenue, within 500-800m of a transit station, or with land adjacent to proposed rezoned lands) should receive an individual notice of the proposed enabled re-zoning and be invited to town hall meetings to engage with the Planning and Housing Committee.

We are particularly concerned by amendments that would allow:

- Automatic approval to build Mid-Rise buildings on all Avenues with minimal parking requirements.
- Approval to build Tall Buildings within 500-800m of transit stations (which will allow buildings you find in City Centres of 20, 30, 40+ storeys all along Eglinton Ave and north and south of the LRT stations).
- Tall and Mid-Rise buildings can be erected 10 metres (32 feet) from an existing residential property.
- Removing the requirement for Avenue Studies including infrastructure, traffic implications, schools, prior to approval.

If this Amendment is approved it will be very difficult to walk back or deal with serious problems when they emerge, and virtually impossible to cancel or rescind the Official Plan approval in the future or to fight any implementing zoning application. We cannot approve:

- the very general, broad and vague text of the subject draft Amendment
- the absence of a companion zoning by-law and draft performance standards
- the absence of fully developed Urban Design Guidelines
- the absence of the MTSA details

The RGRRA has worked tirelessly, for years, to support increased housing as evidenced by the Richview Plaza agreement City Council passed in October 2021. Established neighbourhoods need thoughtful plans that integrate and ameliorate the community. **If you decide not to defer approval, please note we officially oppose the proposed changes and ask that they be refused in entirety.**

We support increasing housing supply while ensuring the enabled re-zoning is appropriate, supports good planning principles and ensures we build a great city for all current and future residents.

Respectfully,

Sonia Pace and Luisa Giroto, Directors, Richmond Gardens and Residents and Ratepayers Association