

COMMUNITY NEWSLETTER



Upcoming Events:



**2021 Federal Election
All Candidates Debate
September 14, 2021
7:30-9:30 p.m.**



Go to: <https://bayviewcummer.ca/livestream/> to register for the Zoom Virtual Event

The BCNA is hosting a neighbourhood picnic event to build a sense of community
Sunday, September 12, 2021 @175 Cummer Ave between 12:00 and 2:00 PM



Due to public health restrictions space will be limited, please register yourself and your family by contacting us at mycommunity@bayviewcummer.ca.

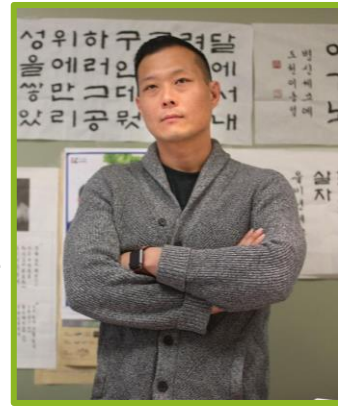
Community Updates:

Proposal to Redevelop Parklands at Willowdale Manor Seniors Home

The BCNA continues to work with our Member of Provincial Parliament to protect our most vulnerable neighbours, and were pleased to hear that Stan Cho continues to listen to residents **successfully securing a deferral** of the Ministerial Zoning Order (“MZO”). The MZO would have overridden the existing legal protections on the site which had been zoned for seniors only, and removed the rights for residents to challenge the City at the Local Planning Appeal Tribunal (LPAT).

We have also learned through a federal access to information request with the Canada Mortgage and Housing Corporation (CMHC) that the Willowdale Manor property was vetted by the federal government, along with hundreds more sites by the City. We ask that residents continue to write federal, provincial and municipal leaders to continue to voice concerns.

You can use a template letter here at: <https://www.bayviewcummer.ca/writetoourpoliticians/>



Proposal to Redevelop Morrow Park at Tyndale University

In 1851, the Sisters of St. Joseph came to Toronto opening a school for the girls, eventually relocating it to Willowdale in Morrow Park in 1960. In 2006, the entire property was sold for only \$40 million to create Tyndale University College and Seminary to be used to educate evangelical Christians.

Now, Jennifer Keesmaat the former chief planner, mayoral runner-up and cycling activist is proposing to build rental skyscrapers of **5-20 Storeys with 1,504 units**, and parking for **1,165 cars** and **1,527 bicycles**.

The BCNA has met with Jennifer to learn more about the plan, and organize a larger virtual community meeting for residents to learn about the proposal in late September. To learn more visit: <http://www.bayviewcummer.ca/>.

TORONTO Notice

Range of 5-20 Storeys

- 1,504 Units
- 1,385 m² Non-Residential
- 1,165 Cars
- 1,527 Bikes

A change is proposed for this site.
The City has received applications to amend the City of Toronto Official Plan, Toronto Zoning By-law No. 569-2013 and North York Zoning By-law No. 7825, as well as a Draft Plan of Subdivision. These applications propose 1,504 market and affordable rental housing units, a daycare, restaurant and multipurpose indoor spaces. The majority of the existing Tyndale University building is proposed to be retained.

Applicant: Tyndale University and Markee Developments
Address: 3377 Bayview Avenue

For more information about this application or to tell us what you think:

- Public Meeting Information will be posted on this sign when available.
- Comment by Planning: Monday - Friday, 9:00 am - 5:00 pm
- Application Information: 311

File # 21-1186622-NY 17 02
File # 21-169804-NY 17 08

Garden Suites

The City plans to amend zoning by-laws creating regulations that would allow home owners to build detached dwellings located in the back yard of a detached, semi-detached, town house, or low-rise dwelling. The BCNA sent written submissions to the City's Planning and Housing Committee expressing the same concerns as Multi-Tenant Housing.

Multi-Tenant Housing

The BCNA engaged in consultations with City of Toronto officials outlining a plan to increase affordable housing by "upgrading" multi-tenant housing (MTH) lifting a moratorium in North York, and increasing enforcement. The BCNA raised concerns that enforcement with only 20 officers, no size requirements of rooms; reduced housing stock for families; and an infrastructure deficit.

Yonge Street North Planning Study

The City is planning for the eventual elimination of Centerpoint Mall, converting Dumont street into an arterial road, the expropriation of homes, and the elimination of lanes of traffic on Yonge Street & Willowdale Ave. for wider sidewalks/bicycle lanes. The City claims that these initiatives will reduce greenhouse gas emissions.

Rapid TO – Bus Only Lanes on Finch Ave.

Councillor Shelly Carroll has been working with advocacy groups to support a permanent lane reduction on Finch Ave which would eliminate the only passing lane. In other jurisdictions these lanes are coupled with **automatic bus lane enforcement cameras** to generate revenue for cities. To learn more about the proposed plan click on the following link: [http://www.ttc.ca/About the TTC/Projects/5 year plan and 10 y/Priority Lanes.jsp](http://www.ttc.ca/About%20the%20TTC/Projects/5%20year%20plan%20and%2010%20y/Priority%20Lanes.jsp)

Transform TO NetZero by 2050

The public comment period for the development of Transform TO NetZero Strategy, which was developed to support federal GHG targets, closed on August 4, 2021 **with only 1000 survey submissions**. Given that Toronto has a population of 2.93 million, the BCNA has concerns whether proper consultation has taken place. For example, the City's survey results showed that car free zones across had broad support in the City with 85% supportive, managed HOV toll lanes 85%, and overwhelming support for more bicycle lanes on arterial roads.



The **Transform Net Zero Implementation Plan** survey shows **88% support for Bus Only Lanes (BOL) / Transit Priority Lanes** and for taxing private parking spaces in malls, such as Center Point. The plan is largely funded by the Government of Canada.

Federal Government introduces \$400 Million Active Transportation Fund (ATF)

The federal government is by-passing the Province of Ontario and has made available \$400 million ATF to accelerate active transportation, through the expansion of bicycle lanes, wider sidewalks and in many cases reduced lanes of traffic. Its objective is to improve social equity, reduce GHGs and support the Canadian economy through a reduction in congestion, the creation of construction jobs and access via active transportation modes to business. The BCNA believes that this funding will be used to reduce lanes of traffic on Yonge Street, Willowdale Ave, and support lane reductions on arterial roadways in the City. Learn more: <https://www.infrastructure.gc.ca/trans/active-actif-eng.html>

Federal Rapid Housing Initiative to \$2.5 Billion to Accelerate Modular Housing

In October 2020, the Federal Government bypassed the Province of Ontario to accelerate the development of modular housing for the homeless in residential neighborhoods across the country providing \$1 billion to immediate support to municipalities, including Toronto by March 31, 2021. This was expanded by an additional \$1.5 billion to be spent by March 31, 2022. Learn more: <https://pm.gc.ca/en/news/news-releases/2020/10/27/new-rapid-housing-initiative-create-3000-new-homes-canadians>