

**NEWS UPDATE – EDWARDS GARDENS NEIGHBOURHOOD ASSOCIATION - 20 TOWNHOUSES, 2 LOTS, BAYVIEW AVENUE NEAR POST ROAD – HELP PREVENT THIS ‘HIGH-DENSITY DEVELOPMENT’ – GET INVOLVED**

**To:** All residents on Post Road, The Bridle Path, Bridle Health Gate, Park Lane Circle, High Point Road and Hyde Park Circle.

**Item:** An application for rezoning has been submitted to the City to build 20 townhouses on a lot size of 200’ wide by 300’ deep, with an average height of over 50’, **between The Bridle Path and Post Road, east side of Bayview.** Six years ago, developers proposed a similar development. The community got together and it was defeated!

**Why should you be concerned, even if you don’t live nearby?**

Residents must be concerned as a development can only be accomplished with a change in the zoning bylaws. Once changed, professional planners and Ward 25 Ratepayer Associations fear all of Bayview, from Post Road to the “401”, will be at great risk for similar developments. Such townhouses could severely impact any home on streets running parallel to Bayview, as well affect the ‘parking in streets nearby.’ This application has the potential to change the character of The Bridle Path community, and set a trend for future local developments.

**If the City wants this area to be a single-family neighbourhood, why don’t they just do it?**

The Official Plan recognizes the area as a neighbourhood of single-family homes, and Planning Staff is likely to confirm that in a report to Council. If so, City Council is likely to refuse the application. The provincial Planning Act gives the developer the right to appeal such a decision by the City to the Ontario Municipal Board (OMB). The OMB’s decision will be final. It takes a strong and well-funded case, argued by a skilful lawyer, experienced planner and support from local citizens to win at OMB.

**What can you do to help?**

- 1.** Attend the **Community Meeting on Wednesday, April 26<sup>th</sup> at the Banbury Community Centre, 120 Banbury Road at 8.00 p.m.** Hear from the developer, see what is proposed, speak and hear the comments from Councillor Cliff Jenkins – Ward 25, City Planning Staff, and local Ratepayers Representatives.
- 2.** Assist financially, by making a contribution to XXX (Doriana to provide) fund for \$100.
- 3.** Express opinions, in writing, to our elected representatives - Councillor Jenkins, [councillor\\_jenkins@toronto.ca](mailto:councillor_jenkins@toronto.ca), fully supports our position, MPP Kathleen Wynne, [kwynne.mpp.co@liberal.ola.org](mailto:kwynne.mpp.co@liberal.ola.org), is a member of the provincial government currently considering reform of the OMB. She must know how strongly the community feels about of the OMB risk to stable residential communities and specifically this application. Copy Mayor David Miller at [mayor\\_miller@toronto.ca](mailto:mayor_miller@toronto.ca)
- 4.** Join the newly formed **Edwards Gardens Neighbourhood Association** (see below for contacts).

**more...**

**For information on the 20 three-storey townhouses at 2425/2427 Bayview Ave – contact:**

Doriana Zohil, Treasurer, Edwards Gardens Neighbourhood Association.

[dorizohil@macsuits.ca](mailto:dorizohil@macsuits.ca), 416-385-1451

Visit [www](#). (Insert web site address – from David Bowden/Doriana)

### **Edwards Gardens Neighbourhood Association**

Edwards Gardens Neighbourhood Association Executive includes – Maureen Wright, Kuntesh Chandaria, Doriana Zohil, Mike Kedar and Susan Hawkins. We encourage all residents to join our new association. **For information on membership contact** 416 440-2500/416447-2500 or e-mail at [pr@lma.net](mailto:pr@lma.net). Volunteers are needed!

### **Street Representatives**

Bridle Path and Bridle Heath Gate – Kuntesh Chandaria - 416 494-7772 ex 32 and e-mail: [kuntesh@comcraft.com](mailto:kuntesh@comcraft.com); High Point Vasken Yeretsian - [vasken@rogers.com](mailto:vasken@rogers.com); Park Lane Circle: Marjorie Sheridan - [sheridanmarjorie@hotmail.com](mailto:sheridanmarjorie@hotmail.com); Post Road - Toby Feldberg; Hyde Park Circle - Maureen Wright - 416-440 –2500 (o)/416 447-2500 (h) or e-mail: [pr@lma.net](mailto:pr@lma.net)

**Compiled:** April 3<sup>rd</sup> 2006 by the Executive - Edwards Gardens Neighbourhood Association

•••••