

# BEDFORD PARK BULLETIN



*... your community voice is more important than ever before!*

**March 2021**



## A CALL TO ACTION TO OUR READERS

### 3 Opportunities to Shape Your Community

Our neighborhood is changing rapidly and we all need to be involved in what that change looks like. In this issue there are three opportunities for you to have a voice in the future of Bedford Park:

- 1. A new City initiative for building backyard Garden Suites housing. Do the Survey.**
- 2. A new park on Glengarry Avenue. Provide your input.**
- 3. A voice on sidewalk snow clearing. Email our Councillor.**

And not least, a call for membership to help fight the proposed development at 3180 Yonge. There is power in numbers. *Together we can make a difference!*



### A SECOND HOUSE IN YOUR NEIGHBOUR'S BACKYARD? Have your say!



*Image Courtesy City of Toronto.*

## Garden Suites, continued

This City initiative is a game changer! Let the City know how you feel about a new proposal to allow second homes called “Garden Suites” to be built in backyards. BPRO will be watching this initiative closely, but your personal voice is also vital.

A “Garden Suite” is a second, generally smaller, house built in the backyard of a detached, semi-detached or townhouse property.

The City is looking into “Expanding Housing Options in Neighborhoods” in response to Provincial requirements. In 2018-2019, Laneway Suites of up to two storeys became permitted in the backyards of homes on lots that are next to a public laneway.

Garden Suites are non-severable, meaning they can’t be turned into a separate property from the same house, they remain under the same ownership as the main house, and are serviced with water, sewer and other utilities through a connection to the main house or the street.



*Images Courtesy City of Toronto.*

The City has just released a survey to explore your opinions and concerns about new backyard houses in your neighborhood.

## Before you respond to the survey, consider ...

- Would you like to build a smaller home in your backyard for your family, or to rent out?
- Would you like your neighbours to build a small home in their backyard?
- How high and how large should Garden Suites be?

## Garden Suites, continued

- How would a one or two storey building on, or adjacent to, your backyard affect your garden, your sunshine, your privacy, light intrusion at night, or noise from AC and residents?
- Should short term rentals such as Airbnb be allowed?
- What obligations should there be for a person building a Garden Suite to consult with neighbours before they build?
- Where would the residents in Garden Suites park their cars?
- How would the construction of these new homes affect the tree cover, green space and water drainage in your neighborhood?
- Will emergency access to these new Garden Suites and existing homes be adequate?
- Would Garden Suites trigger re-evaluations and property tax changes that impact affordability in the long term for property owners who are not interested in constructing a Garden Suite?
- How many additional units are possible across the City and what effects might these have on the City's infrastructure such as police and fire services, sewer, water, parks, schools etc.?

The **Garden Suites Survey** below, is the first step in the City collecting information from the public about the opportunities and limitations of Garden Suites in neighbourhoods across the City. By responding to the Survey, you can help define the rules and regulations for Garden Suites.

### Speak UP!

1. Complete the City Survey. Click the button below.
2. Email your City Councillor Mike Colle, [councillor\\_colle@toronto.ca](mailto:councillor_colle@toronto.ca).
3. Email the Lead Planner on this project, [david.driedger@toronto.ca](mailto:david.driedger@toronto.ca), to elaborate on your opinion or ask questions.

**GO TO CITY SURVEY NOW**

After reading the survey, you may want more information about how any zoning changes will impact your home, your investment, your taxes, your family's life and the quality of life in our neighborhood.

Additional consultations will follow. If you wish to be consulted on the details of the proposed standards and regulations such as size and height, lot coverage, impact on property values and municipal taxes etc., contact [david.driedger@toronto.ca](mailto:david.driedger@toronto.ca) or (416) 392-7613.

*Garden Suites copy courtesy of Federation of North Toronto Residents' Organizations (FoNTRA).*



## NEW PARK COMING TO GLENGARRY AVENUE

### Have your say!

Bedford Park will see a new, small park established once the 250 Lawrence condo development is completed. It will be located adjacent to the Douglas Greenbelt and the Privately-Owned, Publicly Accessible Space (or POPS) on the 250 site.



Over 70 people attended a virtual meeting about this new park on March 24. Currently in the conceptual design phase, the park is slated to be open for our enjoyment in Spring 2023.

Please click to see the presentation from the meeting, which provides orientation and considerable context for the new park: [New Glengarry Ave. Park Presentation.](#)

Plenty of opportunity was given for questions and feedback at the meeting. If you were unable to attend, and even if you were, please complete the City survey to provide feedback about what you'd like to see in our new park.

**Let your voice be heard.** The survey will be open through April 11, 2021.

[GO TO CITY SURVEY NOW](#)



## FAST FACTS ABOUT BEDFORD PARK

### Things you may not know

You probably know your neighbours, but what about the rest of the 'hood? Our residents organization represents a slice of a larger Bedford Park community as defined by the City of Toronto. Here are some quick facts from [www.areavibes.com](http://www.areavibes.com) which uses an algorithm to profile neighborhoods.

- Livability Score: 90%
- Real Estate prices: 71% higher than City average
- Cost of Living: 30% higher than City average
- Crime Rate: 60% lower than City average
- Median age: 41.5
- Married Couples: 81%
- Families with children 18 & under: 58%



## SIDEWALK PLOUGHING Pilot Project Wrapping Up, Have Your Say!

The snow may be gone, but we know it will return! So, if shovelling snow doesn't make you smile, then you may be happy to learn that seven streets in our neighborhood were included in a City sidewalk snow clearing pilot project. The project has now completed its second year and will evaluate the feasibility of clearing narrow, residential sidewalks. At issue is whether Metro Toronto's sidewalk snow clearing service should be extended to all areas of the City.



*Photo: Mark Garscadden*

Nine trial areas, including part of Bedford Park, were selected for the study. The pilot project inventoried sidewalk widths, obstructions and other obstacles, such as utility poles, planters, retaining walls and on-street parking adjacent to the sidewalk. This inventory, and the results of the sidewalk snow clearing trial, will be used to determine if it is possible to bring mechanical sidewalk clearing to parts of the City that do not currently receive it and what resources would be required.

Sidewalks are ploughed when there is two cm of accumulation and the snow has stopped falling, or when icy conditions dictate. Residents in the study area reported that the program is working very well and are pleased with the level of service.

The City currently ploughs about 5,800 km of Metro Toronto's 7,029 km of sidewalks (approximately 80 percent). The question of whether to plough all sidewalks in Metro has been hotly debated for years. The issue goes back to the amalgamation of the six municipalities (Toronto, North York, York, East York, Etobicoke and Scarborough) in 1998 when some boroughs had sidewalk snow clearing and others did not. This inequity persisted after amalgamation. The pilot project will determine whether all Metro streets can be brought up to the same standard of care.

The matter will be considered again by the Infrastructure and Environment Committee once a report has been prepared by staff. Our municipal Councillor, Mike Colle, has indicated that he supports City-wide sidewalk snow clearing and will be advocating for this on our behalf. Fingers crossed that all of Bedford Park will finally have sidewalk ploughing.

**If you feel strongly about this issue, email your support for fair treatment to:**

**Mike Colle, Councillor Ward 8**  
[councillor\\_colle8@toronto.ca](mailto:councillor_colle8@toronto.ca)

**Barbara Gray, General Manager**  
**Transportation Services**  
[barbara.gray@toronto.ca](mailto:barbara.gray@toronto.ca)



## HELP FIGHT THE 3180 YONGE DEVELOPMENT

### Join BPRO Today!

BPRO has been inundated with residents writing to us to protest the non-compliant development proposed for the west side of Yonge Street between Woburn and Bedford Park Avenue. We're lobbying hard for something much more reasonable for the neighbourhood. A Community Consultation Meeting will be scheduled, and we will communicate details as soon as we hear them.

In the meantime, we're launching a public membership campaign. More than half the households who will read this newsletter are not supporting BPRO through paid membership fees. *Might that be you?* We need *everyone* on board to ensure we're most effective at protecting the interests of our community. From backyard garden suites, to new parks, to equitable sidewalk snow ploughing, to non-compliant developments, we are stronger together. *All of us.*

BPRO is volunteer-run. We receive no government funding and are entirely dependent on member fees and donations to survive. Here's the bottom line. Without members we can't keep up the advocacy work we do.

**We need you. Now.**

If you're not sure of your membership status, please ask us and we'll let you know. Email us at [info@bprotoronto.ca](mailto:info@bprotoronto.ca).

Please tell your neighbours to join us too. With your help we can double our membership and be twice as effective!

Watch for the letter writing campaign we'll be organizing against 3180 Yonge soon. The more individual protest letters the City receives, the better.

**Join the fight! Join BPRO. Today.**



**CLICK TO JOIN BPRO**

Rendering of proposed development at 3180 Yonge.  
From the developer's website, NYX Capital Corp.



**SPRING IS OFFICIALLY HERE!**  
**Hooray, gardens will start coming to life**



*Start thinking about the 2nd Annual Bedford Park Garden Contest, details coming soon,*



**SPREAD THE WORD**  
**Share this newsletter**

If there was ever a newsletter of ours to share, this one is it. As we mentioned up front, the neighbourhood is changing and **now** is when we need to galvanize, to work together for the betterment of Bedford Park. Your word of mouth is our best form of advertising. **PLEASE FORWARD THIS TO A NEIGHBOUR TODAY.** Whether from the email you received, or the link from our website, please send it **now**.



**COUNCILLOR'S CORNER**

**Mike Colle, Ward 8**

To visit the councillor's website, [click here](#) where you can sign-up to receive his latest newsletter.

**For the Bedford Park Bulletin:**  
 Design & Layout, Editor: Su Keen  
 Writers: Mark Garscadden, Anne Jacot,  
 Su Keen, Maureen McCandless

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1500 Avenue Road, P.O. Box 1373, Toronto, Ontario M5M 0A1  
 647-560-BPRO(2776)    [info@bprotoronto.ca](mailto:info@bprotoronto.ca)    [www.bprotoronto.ca](http://www.bprotoronto.ca)