

Dear Members of the BCNA,

I am writing to cordially invite you to a special meeting that we are hosting with Markee Developments. The proposal envisions **15 residential condo buildings with a total of 1,504 units and over 1500 bicycle parking spots** of which nearly half would be affordable with the remainder rental units, largely for single individuals.

Unlike typical developments, this development will be a Public-Private Partnership (P3) model which will provide the developer the ability to build and exclusive rights to operate the property with a steady stream of income through rent. The development will have significant subsidies and funded by the property taxes of homeowners. In addition, the developer has already cultivated a partnership with municipalities to make this a "[Transit Oriented Development](#)" as is noted on the [developers website](#).

I have also learned that, Abi Bond the Executive Housing Director responsible for modular housing at 175 Cummer Ave has already cut another backroom deal to provide tax dollars to finance this agreement through a contribution agreement **BEFORE** even consulting the public (as appears to be standard practice), and cancel or refund any taxes to the developer to ensure it is affordable for 99 years which is over 66 years longer than the modular project. In response to my questions about taxpayer subsidies and financial support for the project Councilor Shelly Carroll dodged the question - and did not disclose the municipal housing project facility agreement (contribution agreement) that they had already signed with the developer. (see item PH25.11:
<http://app.toronto.ca/tmmis/viewPublishedReport.do?function=getCouncilDecisionDocumentReport&meetingId=19694>). Due to commercial sensitivity, the details of this deal would not be subject to MFIPPA.

In my pre-meet with Jennifer Keesmaat she disclosed that she had public endorsement of Bus Only Lanes (BOL) & Cycling Lanes on Bayview Ave which would have seen a lane reduction, but committed to "walking it back". However, this did not occur at the meeting last week, as she did not do so, and went on to refer to Bayview Ave a "Highway".

Councillor Shelly Carroll continues to advocate for lane reduction on Finch Ave East/West which will be implemented over the next three years. The Keesmaat has previously and successfully advocated for a full lane reduction on Yonge Street as part of "TransformTO" with Councilor Fillion which will likely see more traffic through Bayview Ave to access HWY 401, while also increased pressure from the new development (see link: <https://www.youtube.com/watch?v=DkGMfDNeZtU>).

That said, beside a backroom deal on taxpayer-funded subsidies for this project - it is important for each of you to form your own opinion on this development and voice it. For this reason, while Abi Bond has again cut a backroom deal without even consulting our neighbourhood like the modular housing at 175 Cummer. I have secured a dedicated/exclusive consultation to allow our residents to listen to what is being proposed by the developer, ask any questions you might have.

When: November 4, 2021 from 7:00 PM to 9:00PM

Registration

link: <https://us02web.zoom.us/meeting/register/tZ0vdumrjqrGdMzohYBNd93FhDv5eUgFBdm>

The meeting will be led by Beverly Brooks from our team.

I hope to see you all there,

Nathan Gomes
BCNA President