

From: [Peter Morris](#)
To: [Etobicoke Community Council](#)
Subject: Re: Request to Depute re 5507-5509 Dundas St. West
Date: January 7, 2021 11:29:53 AM

Good morning, Christine.

Further to the email I sent yesterday afternoon, here is a summary of the points I plan to discuss at tomorrow morning's Community Council meeting.

Please refer to the following links during deputation: <http://aic.to/5509DundasStW> and <http://aic.to/8JoplingAveS>

- Recommendation 4. a. i.
 - The Village of Islington Business Improvement Area covers businesses located on Dundas Street from Kipling Avenue, east to Montgomery Road. This is relatively far from the proposed development. I live a couple of blocks north of the proposed development. In the twelve years I have lived here, I have shopped in the Village of Islington BIA less than half a dozen times. I believe Section 37 funds should be spent in the *local* community. **As such, I am surprised and disappointed that the Islington BIA tops the list of possible capital improvements associated with the proposed development at Dundas and Shorncliffe.**
 - As I understand it, Etobicoke Centre Six Points Park is a park that is proposed as part of the creation of Etobicoke Centre. As such, this park is not to be confused with the existing Six Points Park located on Viking Lane. As mentioned above, I believe Section 37 funds should be spent in the *local* community. Neither the existing Six Points Park nor the proposed Etobicoke Centre Six Points Park are close to the proposed development. A parent wishing to take her or his child to Etobicoke Centre Six Points Park will either need to drive there or else walk about 1.5 kilometres along a six-lane arterial road that crosses a major transit hub as well as a major arterial road. No reasonable parent would do this when there are three very good parks (Cloverdale, Silverhill and Greenfield) located within a 500 metre walk through the neighbouring residential area. All three of these local parks have been recently upgraded to include playground equipment. In my opinion, one of the things that is missing in the neighbourhood is a local splash pad. Although Cloverdale Park is the closest park, it already houses quite a number of recreational facilities. **Given this, I ask that capital improvements at Silverhill Park and Greenfield Park be considered for Section 37 capital improvements.**
- Recommendation 4. b. ix.
 - I do not believe the Sun/Shadow Study for March 21 at 5509 Dundas Street West accurately depicts the length of shadows this proposed development will cast. It is hard for me to believe that the shadow from a 21-storey structure located at the corner of Dundas and Shorncliffe will stop just a few metres north of the service station located across the street. When I compare the ratio of shadow length to building height for 5509 Dundas Street West to the same ratio for the building at 4-8 Beamish Drive, the ratio for the building on Beamish is almost double. Given that the time of the study (for example, 9:18 AM on March 21) is the same, I would expect the ratios to be the same. They are not. If the ratio of shadow length to building height for Beamish is applied to the proposed development at 5509 Dundas, it would show shadows reaching the houses on Kebral. Although a shadow study on December 21st was conducted for the development on Beamish,

a similar study was not done for 5509 Dundas. I believe such a study would show the shadows reaching Cloverdale Park. **Given all this, I ask that the owner be required to address the matter of shadows by completing a study for December 21st and, as well, re-calculating the shadows for March 21st.**

I look forward to presenting these points at tomorrow morning's meeting.

Thank you.

Sincerely,

Peter

Please refer to the following link: <http://aic.to/5509DundasStW>