

EY32.2.38, TE34.8.24, TE34.23.29

From: [The Junction HCD](#)
To: [Mayor Tory](#)
Cc: [Clerk](#)
Subject: City Council agenda - EY32.2 / TE34.8 and TE34.23
Date: July 18, 2018 10:53:47 AM

Dear Mayor Tory and members of Council:

We hope you will take a moment to review The Junction HCD letters and the many community letters, including a letter from the Architectural Conservancy of Ontario – Toronto president, about three redevelopment projects on the July 23rd City Council agenda.

Today ‘the Junction possesses a small-town charm that is rare in a city as large a Toronto.’ The Junction is one of a few places that existed and evolved as a complete town with most of its original architectural fabric remaining intact. However, at this critical moment, any intensification that seeks to disregard several mid-rise performance standards undermines the heritage value of the district, and provides an opportunity to establish precedent for future development applications.

Council approved our Phase One heritage study in January 2018. As you may know, The Junction HCD is intended to be a microcosm of the West Toronto city that amalgamated with the city of Toronto in 1909. Our vision is to conserve the core of that former city (at the heart of the original village and town), which includes all aspects of society; an integrated combination of industrial, commercial and public buildings, and residential properties from the mansions of the gentry to the houses of professionals and merchants to homes of the working class.

Our team and the community are doing our part to ensure that the provincial policy statement, growth plan, city’s official plan and policies, and the mid-rise performance standards are being applied consistently and equitably in the Junction neighbourhood. We need staff and council members to ensure that all development applications are held accountable to these same parameters as they have been published and approved. Nevertheless, in-force policies have been ignored and the three proposed buildings do not conform to the existing heritage character of the Junction’s “main street” streetscape. Moreover, these three projects are repeating errors discovered during the mid-rise built form evaluation in 2015. That evaluation reinforced the need to limit building heights on twenty-metre roads, and recommended changes were approved by Council in June 2016. Any exception invalidates Council’s intent to mitigate the unintended consequences from reoccurring on the smallest Avenue road widths.

Please help us avoid these pitfalls and unintended consequences from occurring in our Character Area and future HCD by withholding approval for these three redevelopment projects – EY32.2 / TE34.8 and TE34.23 – on July 23rd.

Thank you in advance for all your time and consideration to ensure the Junction’s contiguous heritage streetscape fabric is retained without the impending black-holes, as illustrated in maps attached to The Junction HCD letters.

Please let me know if you have any questions.

Regards,

Tina

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The Junction HCD was incorporated as a non-profit by the Ontario Historical Society on 4 Jan 2018.

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