



100 Vaughan Road Tenants Association

June 24, 2019

Toronto and East York Community Council
2nd Floor, West, City Hall
100 Queen Street West
Toronto, ON M5H 2N2

SUBJECT: Toronto East York Community Council Agenda Item TE7.22, “65-83 Raglan Avenue - Zoning By-law Amendment Application - Refusal Report (Ward 12)”

Dear Councillor Perks, Chair of Toronto and East York Community Council,

The 100 Vaughan Road Tenants' Association is pleased to submit the following letter to the Toronto and East York Community Council for the Council's June 25, 2019 meeting, regarding agenda item TE7.22, “65-83 Raglan Avenue - Zoning By-law Amendment Application - Refusal Report (Ward 12)”.

First and foremost, the Association wishes to acknowledge the land on which the building resides; and, is covered within the proposed Planning Framework. This land is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. The Association also acknowledges that Toronto is covered by Treaty 13 with the Mississaugas of the Credit. Toronto is still home to many Indigenous people and Indigenous-led organizations, and the Association is grateful to live, work and enjoy this space together in the St. Clair West and Bathurst area.

Following a review and discussion of the proposed development at a meeting of the Association on June 4, 2019, tenants in attendance unanimously voted in objection to the proposed development at 65-83 Raglan Avenue and to the zoning by-law amendment that the proposed development would require.

Extending from this objection, the Association is supportive of the City Planning office's Refusal Report that was recently submitted to the Community Council.

The Association is comprised of 28 tenants at 100 Vaughan Road, Toronto, ON, a 33-unit residential building approximately 140 metres from the 65-83 Raglan Avenue site.

Association members most strongly oppose the proposed development for the following two reasons:

- **Overall Height.** Tenants unanimously disapproved of the proposed height of 33 storeys for being greatly out of scale with the site's immediate surroundings and inappropriate in the context of the overall neighbourhood.
- **Mix of Unit Sizes.** Tenants also unanimously disapproved of the mix of unit sizes in the proposed structure. Given the scarcity of available multi-bedroom dwellings in Toronto, tenants strongly objected to the proposed number of one-bedroom units (204) compared to two-bedroom units (103) and three-bedroom units (40).

Several tenants also objected to the proposed development due to concerns in the following areas:

- Pedestrian traffic impacts on Raglan Avenue in light of the street's existing scale.
- Lack of supportive community infrastructure (e.g., child care centre) included in or accommodated for as part of the building's amenities to support the influx of residents and demand for such services in the neighbourhood.
- Street traffic impacts due to the narrowness and one-way direction of Raglan Avenue, as well as existing traffic issues at Bathurst/Claxton and Raglan/St. Clair intersections.
- Wind impacts on the public realm in the surrounding area, which currently suffers from severe wind tunneling effects.

- Lack of accessible and usable public spaces on the property, specifically regarding the front landscaped area.

Finally, the Association wishes to note that several members expressed potential support for increased height and density at this site on a more appropriate scale.

Sincerely,

100 Vaughan Road Tenants' Association