

Build a Better Bloor Dufferin

Toronto East York Community Council
ATTN: Ulli S. Watkiss
City Clerk
(clerk@toronto.ca)
Ana Bailão
Councillor, Davenport
councillor_bailao@toronto.ca

re: TE16.8-900 Dufferin Street - Official Plan Amendment and Zoning By-law Amendment - Request for Direction Report.

Dear Councillors,

Build a Better Bloor Dufferin is a resident-led volunteer group which includes service providers, artists, business owners, and members of the local school communities who advocate for equitable and inclusive development in Bloor-Dufferin.

We would like to add our support and agreement to the Planning Department which recommends: "...that the City Solicitor, together with City Planning staff, and other appropriate City staff, attend the LPAT in opposition to the current proposal. As proposed, the application is not consistent with the Provincial Policy Statement (2020), does not conform to the Growth Plan (2019), and does not conform to the City's Official Plan."

Further we note from the background report on the request: "Although the current application only applies to the north portion of the Dufferin Mall site, the entire property has an overall size of 8.5 hectares, which would constitute as a large site as per Official Plan Policy 3.2.1.9. For applications requesting an increase in height and/or density, this policy requires that the first priority community benefit be the provision of 20 per cent of the additional residential units as affordable housing. Affordable housing is not currently proposed in the application."

We agree with City Planners when they state in the background report: "To ensure that the Dufferin Mall site redevelops over time into a complete community which fits into surrounding neighbourhoods, this application needs to be reviewed in the context of a master plan framework for the entire mall site."

Given the scale of new development planned for Bloor and Dufferin, a site this large requires a comprehensive plan to properly integrate it with the surrounding neighbourhood and address impacts on park space, transit, and walkability. BBBBD is very concerned that, if approved, this

plan would set a dangerous precedent enabling owners of large sites to develop their sites piecemeal and evade responsibilities such as provision of affordable housing.

BBBD advocates for equitable and inclusive development in the Bloor-Dufferin neighbourhood. Our neighbourhood demands significant community benefits in all new development: public parks, affordable housing, space for community services and arts organizations, and robust schools and daycares. BBBD represents more than 1000 supporters: residents, service providers, artists, business owners, and members of the local school communities. Members of BBBD plan to attend the July 16 TEYCC virtual meeting.

Sincerely,

Emily Paradis and Maggie Hutcheson
Co-chairs, Build A Better Bloor Dufferin
chair@buildbloordufferin.ca

A handwritten signature in black ink, appearing to read 'Maggie R.', with a stylized flourish at the end.

Emily Paradis
Co-Chair, BBBD

Maggie Hutcheson
Co-Chair, BBBD