

# Growing Responsibly, Organically, and Well

City Clerk, Attention: The Chair and Members of the Toronto and East York Community Council  
Toronto City Hall, 2nd Floor West  
100 Queen Street West  
Toronto, ON M5H 2N2  
teycc@toronto.ca

C.c. councillor\_bailao@toronto.ca, Victoria.Fusz@toronto.ca, MStiles-QP@ndp.on.ca

**RE: Application No. 21 139658 STE 09 OZ**

7 June 2021

Dear the Chair and Members of the Toronto and East York Community Council,

I am writing regarding Kingsett's proposed zoning bylaw amendment for an 18-storey mixed-use building for 1423-1437 Bloor Street West and 278 Sterling Road.

This zoning by-law change will set a precedent in the South Junction Triangle for more highrises in our small land footprint. With seven major development proposal applications all seeking a zoning by-law amendment, we have multiple concerns for the future of our neighbourhood.

**1)** There is scientific evidence that in urban areas where there is a substantial concentration of highrises and paved surfaces, this causes an urban heat island effect. According to many studies, all available online with a simple Google search, people living in or near heat islands can experience hotter days in the summer, less nighttime cooling and higher air pollution than surrounding areas. Those conditions can contribute to heat-related health issues:

- stroke
- respiratory difficulty
- even death

With climate change, heat wave risks will get worse. Heat waves will become more frequent, more persistent and more dangerous. The use of air conditioning during heat waves will overload our electrical systems causing brownouts or blackouts that will make the situation worse.

In the winter, the heat island effect will change to the wind tunnel effect, where ground level wind turbulence will make walking in South Junction Triangle difficult, especially for children and the elderly. Currently, residents and visitors who have experience of walking the intersection of Bloor Street West and Dundas Street West, have commented on strong winds around the Crossways Mall and Bishop Morocco/Thomas Merton Catholic Secondary School. One major example of strong winds in this area can be read in this Toronto Star article from 2017: <https://tinyurl.com/yxrfsx7a>, where a traffic light fell on top of a vehicle.

This will only increase as a wind canyon along Bloor Street West with the proposed highrise next to Dundas West subway station, then progressively get worse if a zoning by-law is approved for Kingsett's 18-storey building at Bloor, Sterling and Perth.

South  
Junction Triangle  
*grows*



southjtgrows.org  
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2) This development proposal will destroy the homes of 6+ members of our community currently residing in between 1423 - 1437 Bloor St West. We are aware of the 15 units assigned as rentals within the proposal, but there is no mention if these units will be affordable (read: rent geared to income). We ask that Kingsett ensure that a minimum of 50% of these rental units be rent geared to low-income units so that the current tenants will not be displaced and can remain within our community. Additionally, we ask that condo maintenance fees be waived for grandfathered tenants.

3) Increased traffic congestion at the intersection of Sterling, Bloor and Symington that already is infamous for its confusing layout.

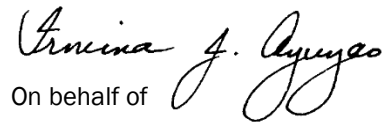
4) Insufficient Infrastructure to support this growth of new residents, especially when the TTC is substantially underfunded for decades.

5) Loss of sun for the surrounding homes.

I ask that the City of Toronto try to convince the Provincial government (via the Planning Act, section 34.3 and subsection City of Toronto, 3.1) to seriously take into consideration the future of specific area conditions with this precedent setting zoning bylaw amendment.

Thank you for your time.

Sincerely,  
Irmina J. Ayuyao



On behalf of  
South Junction Triangle Grows

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*grows*



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