

From: [South Junction Triangle Grows](#)
To: [councilmeeting](#)
Subject: July 20 City Council Agenda Item TE34.6 from the Toronto and East York Community Council
Date: July 18, 2022 9:08:35 AM

Hello,

Please confirm receipt of this email and the forwarding of this email and documents to the City Council members.
Thank you!

Dear Council Members,

South Junction Triangle GROWs is an incorporated, non-profit neighbourhood association democratically and transparently representing the needs and concerns of individuals who live, work and play within the South Junction Triangle.

Prior to voting on Agenda Item TE34.6 at the City Council on July 20, 2022, please review the following timeline of correspondence we have had with city planners through Councilor Bailao's office. We believe that this development is **hastily being approved to obtain very few section 37 benefits, none of which will offset the negative impacts of this development**. Voting "yes" on this proposal sets a precedent for poor consultation and collaboration with the community.

Upon receiving an update from Councilor Bailao that this proposal was to move forward to City Council to acquire Section 37 benefits, South JT GROWs conducted a survey that was filled in by almost 200 community members and shared a report of these results on March 4, 2022. We received thanks for the report but **no specific follow up** on the community concerns raised.

<https://drive.google.com/file/d/1c5FSieIXOOn0mWBXKA02R09bROOAd7KE/view?usp=sharing>

On March 8, 2022 we followed up on the survey results, requesting a meeting with Councilor Bailao to discuss adequate Section 37 benefits, as the issues outlined by community members in the survey had not been addressed. We secured a meeting which was not consultative but instead established that this development would be moving forward- there was little room for feedback.

<https://drive.google.com/file/d/1PwALqm6aAeRWK1f2IFfH9zw1KbUdpnkc/view?usp=sharing>

On March 22 we sent another letter to Councilor Bailao outlining the details of our concerns with the proposed development and **the way this proposal contravenes both provincial and city policies and area studies. Councilor Bailao responded by stating that she would continue to support this proposal and did not adequately respond to the concerns outlined:**

<https://drive.google.com/file/d/1bhtY7OpP8GhKZolpITFgB4MPWotG4V2Y/view?usp=sharing>

[usp=sharing](#)

On May 19, we wrote the following letter to Councilor Bailao to follow up on previous concerns regarding the traffic- one of the key issues with this proposed development. In this letter we share that emergency vehicles have been stuck on our street and unable to turn for over 20 minutes. We have not heard back from Councilor Bailao's office.

<https://drive.google.com/file/d/1yWmXA3dT8IFAEF9qG85oHKj3oaXVTXEA/view?usp=sharing>

Prior to the June 29th East York and Toronto Committee of Adjustment, we sent this letter outlining again the community's concerns with this proposal. **None of the issues stated here were addressed at the Committee, in fact, it was clear that none of the letters and emails had been reviewed:**

<https://drive.google.com/file/d/1A1Cq8JOzmESs4vabsGIizU8NFDFZDw7c/view?usp=sharing>

After the meeting June 29th, East York and Toronto Committee of Adjustment we were surprised and saddened that none of the committee members, our councilor, or the representative of Kingsett responded to the delegation made by a current tenant. **Requests by tenants on basic safety concerns have been ignored by Kingett and were shared at the committee and, again, are detailed in this letter. We have not heard back from Councilor Bailao's office.**

<https://drive.google.com/file/d/1HW8RmY3WMjFTkKK-Mlzv9rHyIT7JuRzk/view?usp=sharing>

The speed at which this proposal is being secured is unnecessarily irresponsible. This proposal has significant issues that will impact the livability of this area for current and future citizens (including those that live in this development). The section 37 benefits do not outweigh the irreparable harm this development will do.

We urge you to represent the requests of constituents and decline this proposal. Declining this proposal will allow developers and the community to work towards a better proposal that will enrich rather than harm this community and its future members.

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Thank you for your consideration,

South Junction Triangle GROWS



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