



# 500 DUPLEX TENANTS' ASSOCIATION

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**RE: NY31.8 – 500 Duplex Ave – Zoning By-Law Amendment Application -Request for Direction  
– April 20, 2022**

Dear Members of the North York Community Council:

We the members of the 500 Duplex Tenants' Association wish to also express our support for this city recommendation to oppose this proposal. Our members are in 100% support of City Council in efforts to get this current building plan rejected

We acknowledge that sustainable, affordable housing for families is badly needed in Toronto. This plan falls far short of this.

The plan does not adequately present if these are condo or rental units. Most if not all the planned units are too small for families and will certainly not be affordable. As a case in point-renovations that have been done in the building have not been people friendly with significant rent increases attached.

We are not naïve, we expect some development, but something reasonable and not at the expense of tenants and that negatively affects our community.

Our biggest issue is with the size and design of this plan and that the new buildings are planned to be attached to the current tower. This will make a "fortress" taking over the green space and eliminating trees.

There will be a loss of amenities to current tenants in the building including:

- The tennis court used by residents and neighbors, gone.
- The Pool used for recitational swimming, but also exercise and rehab therapy for the many seniors who call this building home, and those recovering from orthopedic surgery, gone.
- Our "Tower in the Park", our greenspace now used for children to play, and groups like book clubs and social gathering, gone
- Our visitors parking, now easily accessible, and even a great place to learn how to ride a bike, gone.



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- The variety store, an asset, used by everyone in the building, especially seniors, gone

"Gluing" the proposed towers to the current building will make life difficult for current tenants. The Access to 500 Duplex becomes difficult for residents waiting for rides or a cab. Deliveries are in jeopardy. Even worse, some residents will lose their bedroom window, leaving only their balcony door to get fresh air. Having had balconies boarded off, from September through December last year and again this year from January until at least the end of spring and then being informed it will happen again in the Fall, we know first-hand how necessary it is to "open a window".

Some residents will be forced to move because their apartments will be eliminated when the buildings are attached. In some cases, they have already received notices this is going to happen.

QResidential has created renovation chaos since they purchased the building. Notices of work are posted and then it doesn't happen, or it happens with late and incorrect notice. The quality of work when completed is often poorly done.

The tenants of this building were promised a meeting to discuss QResidential plans for this development, however when they realized that there was opposition in the community to this plan, they in turn appealed to the Ontario Land Tribunal to possibly avoid encountering resistance from inside and outside the building.

In conclusion, if approved this development will set a precedent and open the "flood gates" for further development and placement of high-rises in and on our neighbourhood streets. We strongly encourage the North York Community Council to approve the motion for the city to oppose the current application.

Sincerely,

On behalf of the Members of the 500 Duplex Ave Tenants' Association

Sue Scully  
Co-President

Thompson Morrow  
Co-President