

Growing Responsibly, Organically, and Well

Dear Planning and Housing Committee,

RE: Item PH30.3
phc@toronto.ca

I am writing to voice concern in response to the proposed *Official Plan Amendment 524*, which seeks to delineate sixteen protected major transit station areas, as well as the document titled *Our Plan Toronto: Protected Major Transit Station Area Delineations – Downtown and Citywide Interpretation Policies – Final Report*, authored by Greg Lintern, Chief Planner and Executive Director.

The City's fixation on access to transit as a singular justification for increased minimum density targets reflects a troubled approach to city planning, the impacts of which include:

- Failure to mandate the development of non-residential features and institutions, such as schools, community centres, local healthcare providers, and green spaces, all of which are required for the maintenance and creation of successful communities;
- Lack of protection for the rights of the current residents, businesses and communities which will be subject to the disruption and challenges of intense development pressure;
- The establishment of a dangerous precedent whereby other communities which are deemed “rich in transit” may be subject to the same extreme minimum density requirements which are proposed for the PTSA's in question.

Minimum densities – without binding targets for accompanying and necessary non-transit social infrastructure – are an overly simplistic metric that will make it easier for rapacious developers, such as those currently seeking to squeeze the maximum profit out of proposed developments in the South Junction Triangle, to trample over the rights and interests of residents and businesses. Developers will achieve this by nominally aligning their projects with the City's professed mandate of taking advantage of increased transit infrastructure, and their proposals will find support at council as they will seem to be in line with City objectives. Yet the truth is that transit alone is not enough to establish and/or maintain strong communities. Once the condos are sold and the City has moved on to other business, it is the residents, current and future, who will ultimately be forced to deal with the consequences of this short-sighted thinking.

Within the problematic framework of minimum densities, OPA 524 fails to address the issue of unequal development across a single MTSA or PMTSA. It is inequitable to subject those living closest to the transit hubs in a given MTSA or PMTSA to bearing the brunt of densification when this would mean other parts of a given area may escape densification completely. As an example, in the South Junction Triangle there are proposals for new residential developments that would bring over 8000 new residents into an area with a radius of less than 1km, representing a population increase of roughly 800% – well in excess of the density targets for the PMTSA's to which the neighbourhood belongs.

**South
Junction Triangle**
grows



southjtgrows.org
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There are also issues with the ways in which MTSA's and PMTSA's have been delineated such that some areas, such as the South Junction Triangle, are included within two or more overlapping MTSA's. How can the minimum density targets of an area be determined if the City cannot even provide clear delineation of its boundaries? This ambiguity will make it too easy for developers to justify filling areas in overlapping MTSA's and PMTSA's with extremely high density developments. While this may help satisfy the minimum density targets of multiple PMTSA's, it will also overload communities and the services that residents, present and future, rely on.

The City, in conjunction with the wishes of residents, must offer true leadership in the development of our communities. This will only be accomplished by considering a future for our city that is evaluated through better metrics than residents per hectare. What do we want our communities to feel like? Do we want our residents to be healthy, happy and supported? Or are we just looking to sell more condos, consequences be damned? After decades of development pressures, construction, and developer-driven upheaval, it is the communities that

will have to deal with the impacts of untested and highly speculative development pressure. We can see the results of such extreme development in places like Liberty Village: no one wants to see their community destroyed in this way.

This is not a question of “not in my backyard.” This is about asking the City to take a nuanced, intelligent, and responsible approach to expansion and community building that doesn’t predicate its entire development strategy on the single issue of transit. I therefore ask that the following be considered and written as amendments to OPA 524:

1. That there be clear delineation of the boundaries for Toronto’s MTSAs and PMTSAs, such that density targets can be clearly identified and considered and so that there is no duplicative accounting of neighbourhoods which would otherwise appear in multiple transit hub areas;
2. That the City consider its ability to provide necessary non-transit social infrastructure as a central determining factor prior to setting minimum density targets;
3. That there be measurable, City-led development of new and expanded non-transit social infrastructure, which will be tied to, anticipated increases in population density. The City should acknowledge that since profit-driven developers do not have a long-term stake in the social impacts of development, the City (working alongside communities) must provide leadership in the development of social infrastructure, including affordable housing;
4. That a system of support and compensation be established for those who are displaced or disrupted by densification undertaken in response to heightened minimum density targets. It should also be acknowledged that densification most often comes in the form of new build condominiums which are priced well beyond what many current residents could ever hope to afford; that promises of “affordable” units usually fall well short; and that it is the City’s responsibility to ensure that targets for affordable housing are met, regardless of minimum density targets.

Sincerely,
South JT Grows and the following community members:

	Timestamp	First and Last Name:	Postal Code:	Email Address:	Personal Comments:
1	2022/01/09 8:03:06 pm GMT-5	Cristina Costa	M6R2B9	Cbmpeter@gmail.com	
2	2022/01/09 8:03:33 pm GMT-5	James Costa	M6R2B9	Jamescosta@me.com	
3	2022/01/09 8:24:36 pm GMT-5	Sarah castilho	M6m4w5	castilho.sarahm@gmail.com	Very concerned
4	2022/01/09 8:51:15 pm GMT-5	Craig Huffman	M6R2C1	craigwhuffman@gmail.com	
5	2022/01/09 9:03:56 pm GMT-5	Sean Beattie	M6P4J	seanbeattie85@gmail.com	Concerned with overdevelopment and lack of traffic plan for vehicles.
6	2022/01/09 10:08:41 pm GMT-5	Albert Malkin	M6R2B9	albertmalkin80@gmail.com	
7	2022/01/09 10:10:13 pm GMT-5	Polina Teif	M6P3W1	polinateif@gmail.com	
8	2022/01/09 10:21:34 pm GMT-5	Clea Foo Fat	M6P 3L6	clea.a.f@gmail.com	
9	2022/01/09 10:34:35 pm GMT-5	Julie Bot	M6P 4J4	thejuliebot@gmail.com	
10	2022/01/09 11:13:10 pm GMT-5	Kaya C Tache-Green	M6r2b2	Kaya.tache-Green@mail.mcgill.ca	
11	2022/01/09 11:41:52 pm GMT-5	Peter Mathewson	M6R 2B2	peter.m.mathewson@gmail.com	

12	2022/01/10 7:34:40 am GMT-5	William Woolrich	M6R 2B2	wwoolrich@gmail.com	Please ensure that development considers the quality of life for existing and future residents.
13	2022/01/10 8:23:34 am GMT-5	Mark Mullkoff	M6R2B9	Markmullkoff@gmail.com	
14	2022/01/10 9:26:29 am GMT-5	Krysten Palser	M6POA1	krystenpalser@gmail.com	
15	2022/01/10 9:26:55 am GMT-5	Evan Martz	M6POA1	evan_martz@hotmail.com	
16	2022/01/10 12:23:04 pm GMT-5	Asha Woolrich	M6R2B2	asha.woolrich@gmail.com	
17	2022/01/11 4:12:03 pm GMT-5	Irmia Ayuyao	M6R2B2	pixelnote@inasse.biz	What worries me is lack of foresight of overcrowding in a small land footprint and ignoring the problems that WILL arise because the province mandating transit hubs.
18	2022/01/10 1:02:58 pm GMT-5	Corry Nicholls	M6P4J6	corry.nicholls@mac.com	
19	2022/01/10 1:08:21 pm GMT-5	Finnegan Woolrich	M6R2B2	finn.woolrich@gmail.com	
20	2022/01/10 2:28:40 pm GMT-5	Leanna Lorusso	M6P 0A1	Leannalorusso@gmail.com	Let's hope the community is the priority and not the developers profits.
21	2022/01/10 4:26:40 pm GMT-5	Sonia Borkar	M6POA1	Soniaborkar@gmail.com	
22	2022/01/10 6:12:19 pm GMT-5	Philip Share	M6R2B9	Meetphil@ymail.com	The city is more than aware the impacts, here's hoping they address them to the satisfaction of those residents directly impacted!
23	2022/01/10 8:12:48 pm GMT-5	Geraldine Andre	M6P4J6	Andre.geraldine@gmail.com	
24	2022/01/10 9:35:19 pm GMT-5	Xenia Avvakumova	M6P 4J6	Xenia.avvakumova@gmail.com	I'm writing as a concerned local citizen who has loved this neighborhood and all it had to offer for over five years. I'm very concerned that these proposed developments will change it in a negative way, removing all of the aspects that we who live here currently treasure.
25	2022/01/11 7:15:09 am GMT-5	Nancy Keyser	M6P 3N9	Nankeyser@gmail.com	
26	2022/01/11 9:22:17 am GMT-5	Matt Pinnell	M6P4H5	matt.s.pinnell@gmail.com	
27	2022/01/11 9:26:53 am GMT-5	Ben Losman	M6P 3N1	benlosman@gmail.com	Housing is a human right and the city has a responsibility to ensure that everyone has access to affordable, wonderful housing!
28	2022/01/11 9:31:34 am GMT-5	Julie Bot	M6P 4J4	thejuliebot@gmail.com	
29	2022/01/11 9:34:03 am GMT-5	Lisa Ridout	M6P 3Y8	Lisa@lisaridoutjewellery.ca	
30	2022/01/11 9:37:43 am GMT-5	Brynn Clarke	M6E 4K2	brynnclarke@gmail.com	
31	2022/01/11 9:39:39 am GMT-5	Lori Pearce	M6P3W5	lori.a.pearce@gmail.com	
32	2022/01/11 9:46:33 am GMT-5	Gillian Kotras	M6P4J4	Gkotras@gmail.com	
33	2022/01/11 9:47:27 am GMT-5	Johnnie Walker	M6P4J6	johnniewalkerlives@gmail.com	

34	2022/01/11 10:23:08 am GMT-5	Scott Dobson	M6P3X7	scott@dobson.tv	The Junction Triangle has unique conditions due to the configuration of rail lines. It feels to many residents that these conditions are being used to create unsustainable development.
35	2022/01/11 10:56:57 am GMT-5	Gabrielle. Mozer	M6P4h6	Mozergab@gmail.com	
36	2022/01/11 12:44:41 pm GMT-5	Caitlin Blain	M6P3L6	caitlinblain@gmail.com	