

Toronto East York Community Council

From: South Junction Triangle Grows <southjtgrows@gmail.com>
Sent: June 28, 2022 10:13 AM
To: Toronto East York Community Council
Subject: TE34.6

Categories: Communication

Growing Responsibly, Organically, and Well

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

South Junction Triangle Grows is sending each of you a report from results of a survey the group conducted from 27 February to 1 March, 2022, with 170 respondents. This report was sent to Councillor Ana Bailão's office on Friday, 4 March 2022. We wanted to copy you on this for your FYI.

SJTG understands the general need for more housing and more affordable housing in Toronto. However, **specific to this particular site**, we would love to see a 5 to 8-storey walk-up, not an 18-storey condo with car elevators. This is why: two major developments are already under construction on the south end of this area. A residential 17-storey building with combined 646 condo and retail units by Marlin Spring and two buildings with 6 and 8 -storeys of office and retail spaces by Hines. There will be a purpose-built rental apartment building at 72 Perth Avenue: 56 one-bedroom units, 41 two-bedroom units and 11 three-bedroom units. All those are welcome.

We also understand that this location is a transit hub bonanza. Yet, once new neighbours move in, they'll bring along a full life — they'll have friends and family visiting from out of town, they'll have service deliveries — cars will still be needed. All this, plus the Nestle factory, MOCA, Henderson Brewery and the new Spaccio where Drake Commissary used to be, all the vibrant small businesses around the south end of Sterling Road.

Brad Lamb is proposing another 18-storey condo at Bloor and Ruttan. We'd love a low-rise walk up apartment building in this location too. The artists lofts are a vibrant community and industrial spaces are disappearing for artists' needs yet three condo towers up to 30-storeys are proposed for this site. This will displace so many artists and small businesses. In your opinion, is it ok to lose all this for highrises?

We know that developers want the biggest bang for their buck, so building low-rises won't generate as much profit as wanted, which means in a capitalist system, their profits are more important than future community impacts.

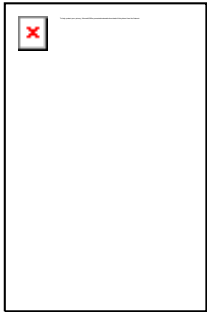
You probably know how narrow Sterling Road is and that the intersection at Bloor and Symington is one of the worst in the city. We've had emergency vehicles stuck on Sterling Road for 15 minutes waiting to get out.

However, whenever we ask this question, no one seems to give us an answer that is **specific to the South Junction Triangle**. We get general explanations about how a growing population by 2030 needs to be housed; condo units are more affordable than houses to enter the real estate market, our area is a transit hub; the city needs to follow the province's Planning Act, change is inevitable...

We listed all the approved developments and current structures that have small business and residents who already receive clients, visitors and delivery vehicles. So the questions are:

- Do you think this 1km area can handle more traffic and growth without cumulative impacts such as more noise and air pollution, more garbage thrown on sidewalks?
- Can spreading out the rezoning into well-to-do white neighborhoods like the Bridle Path also help accommodate more multi-unit housing to aid in relieving some pressure from an area like the South JT?
- A quick Google maps search at York Mills Road and Don Mills Road, shows copious brown fields ripe for population growth. This intersection is also transit accessible with plenty of single family houses zoned as neighbourhoods. Will CEOs and corporate executives living in these areas agree to a zoning amendment to their low density neighbourhoods for more mixed use highrise condos or purpose-built rental apartment buildings?
- Why is the brunt of development growth squeezed in areas that already have extensive population densities, like the South Junction Triangle?

--



Warmly,
Cristina Costa, Cara Sweeny and Irmina Ayuyao
on behalf of South Junction Triangle Grows



To unsubscribe, send an email with the subject header "UNSUBSCRIBE"