

From: [Alix Ayles](#)
To: [councilmeeting](#)
Subject: Item TE 2.1_ 17St. Andrew Development
Date: February 7, 2023 8:41:39 AM
Attachments: [Item TE2.1, 17 St. Andrew January 2023.pdf](#)

Hello,

Please see attached for a letter to be considered for Item TE2.1, the 17 St. Andrew development, from Friends of Kensington Market.

Thank you,

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Alix Ayles (she/her)

Toronto City Council
100 Queen St W
Toronto, ON M5H 2N2

February 6 2023

Re: 17 St. Andrew Development, Item TE2.1

To Toronto City Council,

We are responding to the above application for the development at 17 St. Andrew in Toronto's Kensington Market neighbourhood. Friends of Kensington Market (FOKM) represents both residents and supporters of Kensington Market. This application has been reviewed and objected to by numerous residents and local stakeholders on a number of occasions since 2018.

Community members from Kensington Market, including residents and business owners have actively expressed disappointment in this project regarding its lack of commitment to the provision of affordable housing and livable, long-term housing options. This is in addition to the negligible percentage of 2-3 bedroom units, with 71% of units in the current plan being studio units, 11% being 1-bedroom units and 18% being 2-3 bedroom units. While the applicant has revised the interior layout of the units to now "*provide for the possibility of an additional 8 units to be converted to 2- or 3-bedroom units*", Friends of Kensington Market would like to see these changes made to the final plan and implemented with the initial construction of this project.

As has been noted in the final Staff Report on this project, numerous members of the community have voiced concerns regarding the unit mix being heavily skewed towards "micro" studio units. Based on what has been emphasized by numerous residents and local stakeholders on several occasions, we suggest that the additional eight 2-3 bedroom units be built upon the initial construction rather than remaining as an option for future iterations of the development.

This change would ensure that more "livable" units be added to the neighbourhood's housing stock, ensuring longer term rental options for current and future residents of the neighbourhood.

Sincerely,

Friends of Kensington Market