

June 28, 2023

Hello,

My name is Diana Tyszko, and I am sending this note with my concerns of the proposed increased density and building heights of Phases 4 & 5.

As a long-time resident in the surrounding community (30 years+), I've witnessed the thoughtful transformation of the city of Toronto and Daniels' vision of Regent Park's Phases 1, 2 & 3.

Although a departure from what was initially presented well over a decade ago, the City of Toronto and Daniels worked together with input from the community at public meetings, to create a community with consideration to necessary amenities such as transit, schools, health clinics, social services and much needed green/community spaces etc.

What is being proposed is a fortress-like barrier along Gerrard Street with an increase in unsustainable density for the small area and Tridel appears to have no intention of upholding the terms of the contract by which they won the original bid.

Below is a list of some of the common problems and challenges associated with high-density neighborhoods, within a relatively small area:

Overcrowding: This can strain resources and infrastructure, such as transportation, schools, and healthcare facilities (or lack of) etc.

Noise and pollution: Traffic congestion, industrial activities, and inadequate green spaces can contribute to these problems, affecting the quality of life for residents.

Housing affordability: High demand for available units in densely populated areas can drive up prices, making it difficult for low-income individuals and families to find affordable housing in the homes. This can lead to issues of homelessness, housing insecurity, and the displacement of long-time residents.

Increased crime rates: High-density neighbourhoods may face higher crime rates due to factors such as increased anonymity, limited surveillance, and socioeconomic disparities. Lack of community cohesion and a higher concentration of poverty can contribute to these issues.

Limited open spaces: With limited access to parks, playgrounds, and other open spaces, this could impact residents' ability to engage in outdoor activities, exercise, and socialize, particularly for families with children.

Strain on infrastructure: High population density can strain existing infrastructure, such as roads, public transportation systems, water supply, and sanitation facilities. Maintenance and upgrades to accommodate the growing population can be challenging and may result in infrastructure deficiencies.

Social isolation: Disturbingly, despite the close proximity of residents, high-density neighbourhoods often experience social isolation. The lack of community spaces, fast-paced urban lifestyle and limited opportunities for social interaction can contribute to a sense of disconnectedness among residents.

Lack of parking: High-density areas often face parking challenges due to limited space and high demand. Residents may struggle to find parking spots, leading to increased congestion and spillover into surrounding communities.

Increased competition for resources: The high population density in these neighbourhoods can lead to increased competition for healthcare services, jobs, educational opportunities.

Addressing these challenges requires investment in infrastructure, adequate social amenities and community/surrounding community involvement to encourage a sense of belonging and social cohesion.

Since the initial redevelopment of Regent Park, I've noted, along with others in the community:

- a steady decline in public transit
- an increase in traffic congestion
- crowded green/athletic/community spaces
- a steady increase in homelessness
- long line-ups for food services dispensing meals
- an increase in litter with often broken and neglected playground equipment in public spaces

The city of Toronto and Tridel have a responsibility to create a liveable, vibrant and sustainable community in this small area. This is a once in a lifetime opportunity to get it right and not to suffer serious, long-term repercussions if done wrong. Please do not make profit your end goal.

Thank you for your attention to this critical issue.
Diana Tyszko

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