

KINGSWAY PARK RATEPAYERS INC.

February 23, 2023

Councillor Crisanti
Councillor Holyday
Councillor Morley
Councillor Nunziata
Councillor Perruzza

City Hall
100 Queen Street West
Toronto, Ontario
M5H 2N2

Re: Application Number: 22 149111 WET 03 OZ

Dunpar Homes Development Application: 4195 to 4221 Dundas Street West, 564 to 556 Prince Edward Drive North

Councillors:

On behalf of Kingsway Park Ratepayers Inc. (KPRI), thank you for considering our concerns about Dunpar Homes' proposed re-development at the above noted addresses.

Enclosed, you will find a petition attesting to the immediate community's overwhelming concern about this proposal. The petition collection statement is as follows:

Collection Statement: The purpose of this petition is to request that the City of Toronto reject the current development proposal for 4195 to 4221 Dundas Street West, and to encourage Council to oppose this development at the Ontario Land Tribunal. The petition will be presented to the City of Toronto Clerk, for distribution to City of Toronto Council and/or Etobicoke-York Community Council. The petition may also be used as proof of community sentiment at the Ontario Land Tribunal.

It total, the petition, conducted through late fall 2022 and early winter 2023, **secured more than 700 signatures in opposition to the size and scope of this development.** Most respondents received a paper invitation to complete the petition in their mailbox, and in many cases, KPRI received single signatures representing entire families. It is certainly fair to assume the number of community members opposing this development exceeds even the impressive number of signatures already collected.

In my decades serving as a board member, and ultimately, as president of KPRI, I have seen hundreds of development applications come and go. In this time, I have never seen our community this engaged, nor this upset, about an individual development proposal.

For this reason, for the first time in many decades, Kingsway Park Ratepayers Inc. will appear as a party at the Ontario Land Tribunal, providing planning evidence against the size and scope of this application. KPRI will be represented by David Germain, partner, Thomson Rogers. We have also retained Michael Manett, MCIP, RPP, a qualified land use planner, to provide land use planning evidence. We may call other experts, as needed.

With this application, Dunpar Homes has far exceeded allowed building height and density, on a site abutting single family homes. No care has been taken to provide an appropriate transition to the surrounding community, nor to address any of the community's traffic, transit, safety, or servicing/infrastructure concerns.

KPRI has expressed its concerns about this development in a productive conversation with Councillor Morley and her staff. We thank Councillor Morley for her concern and consideration. Humber Valley Village Residents Association, whose catchment area abuts this property, has similarly outlined its concerns in writing to Councillor Holyday.

In summary, we believe this proposal represents an egregious over-development of this property – one which is profoundly unfair to surrounding property owners and the community at large.

KPRI is a reasonable organization, and our members are reasonable people. We understand the nature of Toronto's housing crisis and support the re-development of this property, including development that reasonably exceeds existing zoning by-laws. We understand we must all do our part to solve this issue. We did not oppose Dunpar's far more reasonable proposal for this property in 2016, but are unable to support this application in its current form.

On February 27, we urge Etobicoke-York Community Council to support planning staff's recommendation to oppose this development at the Ontario Land Tribunal.

Thank you for taking the time to consider our perspective.

Sincerely,

A handwritten signature in black ink that reads "Fiona Campbell". The signature is written in a cursive, flowing style.

F. Campbell
President, Kingsway Park Ratepayers Inc.