



September 12, 2023

Etobicoke York Community Council

City of Toronto  
399 The West Mall 399  
Toronto On  
M9C 2Y2

**Re: Application for Development #22194681WET03OZ, 5-9 Jopling Avenue South**

We ask Council to approve this proposal only with modifications to unit size, amenities and parking to ensure the housing provided is a positive long-term offering to residents coming to the area.

With reference to the July 26, 2023 Community Consultation held for the noted application, our association was represented and we are writing as a follow up and to continue raising concerns regarding this application. We support and welcome developments on a scale that are suitable to the community and that meet the needs of present and future residents. We understand the rationale for intensification by transit hubs. We believe that Toronto should be planning and building long term communities to suit its residents from 8 to 80 years old.

With all this in mind, our concerns regarding the above-referenced application are as follows:

**Size of units:** The proposed residential units range from approximately 400-800 sq ft and include up to 3 bedrooms to meet the City's guidelines. We believe 3- bedroom units of 800 sq ft are not suitable for families. Many of our association members live in condos in the vicinity and recognize the hardship it would pose on families to live in such small quarters. Further, 400 sq ft units are primarily suitable for investors who will provide short term rentals, as the living space is too small to sustain long-term living and lifestyle changes.

**Lack of parking spaces:** The ratio of parking spaces to units of 19 parking spots for 405 units is wholly inadequate and appears to be a cost saving measure by the developer. The proximity to the transit hub is only useful for those working downtown, where offices are increasingly vacant. A significant amount of employment has moved to work from home and many major companies have relocated their main operations to Mississauga and Brampton, both of which are difficult to access easily by transit. The proximity to transit has limited benefit as residents still depend on cars and deliveries to purchase basic life necessities such as food, toiletries, and medication. Residents in this area are often seen transporting elderly parents in their vehicles as well as taking children to sports activities after school.

As residents' lifestyles change, there may be a need for a vehicle and they will be unable to continue to reside in this proposed building. No one is advocating for car-centric development; however, there should be recognition that residents moving to Etobicoke will undoubtedly be more car dependent than those living downtown and will rely on mixed methods of transportation. A higher ratio of parking spots to units is strongly recommended.

The lack of a suitable number of parking space in this building will generate further illegal parking in the area as has been evidenced with the occupancy of Station Place rental building. With the lack of available parking for residents and visitors, we are concerned the only available space for parking in the future will be the hydro corridor along Auckland.

This type of development fosters a delivery culture as evidenced by the recent new buildings in the area such as Station Place that have a constant stream of vehicles delivering food, other goods and picking up residents to go out.

**Lack of community benefits and amenities:** the proposed outdoor amenities are for the building residents alone; the building does not integrate into the surrounding area where new residents will mix in with existing residents in common spaces. The lack of green space, new schools, and (urgently needed) off leash dog park does not make for good planning and community building. While we appreciate the new trees planted on Dundas Street West between Acorn Avenue and Hwy 427, the area is increasingly becoming a concrete heat island with very little green space or heat absorption from natural terrain.

**Planning trends in Etobicoke Centre/Six Points:** it is our position that all the ongoing applications in the area do not make for good long term community planning. Families and residents of all ages need a place to live, work and play. This building as well as others in application status are only suitable for a very limited demographic and add very little to the community fabric.

As outlined, our Association has concerns about the suitability of this application in its current form. We therefore are looking to Etobicoke York Community Council to approve this application subject to a reduction in the number of units (and therefore an increase in the average size of the units), an increase in the number of parking spaces, and the inclusion of benefits for the surrounding community of South Eatonville.

Thank you for your consideration of our concerns.

Sincerely,

"Digitally signed"

Irene Jones  
Director

Peter Morris  
Director

Lucy Falco  
Director

cc. Six Points Residents Association  
Desiree Liu, Planner, City of Toronto  
Michael Mizzi, Director Community Planning, Etobicoke York District