

April 17, 2024

Dear Mayor Chow, Councillor Saxe and City Councillors,

The residents of the Annex are concerned; other Toronto neighbourhoods should be too.

We are not NIMBYs. The Annex is already in the top 20% of densification levels in the city, with 4800 units under construction, approved or in the pipeline – well above the minimum requirements for intensification in major transit station areas.

70% of its households are renters. Like much of the area, Dalton Road exemplifies the “missing middle”: fourplexes, subdivided apartments within houses, affordable low-rise apartments, and multi-generational family homes – the model for gentle density that the City of Toronto’s *Expanding Housing Options in Neighbourhoods* policies call for. The proposed development at 171-175 Lowther Ave. / Dalton Rd. is NOT “missing middle” density. It is the opposite.

Residents and the Annex Residents’ Association welcomed the developers’ initial proposal for 4-storey infill housing which provided new housing at an appropriate density. The developers then flipped their ask to an 11-storey tower and requested Official Plan (OP) redesignation of the site from a residential “Neighbourhood” to an “Apartment Neighbourhood”. This contravenes the city’s own policies with regard to size, height, and compatibility with the Neighbourhood. Inexplicably, City planners gave this project a “thumbs up”.

Should City Council approve this, the consequences would be precedent-setting, putting stable, OP-designated neighbourhoods throughout the City at risk. In a hastily arranged last-minute public meeting (due to a lack of community consultation), the developer’s planner commented that his firm has many such applications waiting in the wings across the City. I am deeply concerned by the City planners’ recommendation for approval, as are the umbrella Residents’ Associations for both North and South Toronto.

I am asking members of Toronto City Council to turn down this inappropriate development (April 17-19). I am also asking Toronto Councillors to fulfill the role the voters have given you: when things go seriously awry as they have here, we need you to be the democratically-elected “checks and balances” of our city.

Neighbourhoods across the city are at risk; not just the Annex.

Respectfully,

Terri Hawkes

Link to deputation - April 3, 2024 – TEYCC. Begin at 2:21:20.

<https://www.youtube.com/watch?v=RIExpnNfuwg>