



September 27, 2024

To: EYCC

RE: Zoning application number 23 140448 WET 03 0Z - 5359 Dundas Street West

We are writing to you as the association representing the residents of South Eatonville to express our concerns regarding the subject application.

We acknowledge that development applications with very significant height and density are being approved for the area due to its proximity to the transit hub. However, we have the following concerns with this development:

- We believe this proposal is premature and should be deferred, as the amenities required for this additional population are not yet developed.
- There was insufficient public consultation for this application and local residents are very concerned about the height and density.
- The proposal has insufficient parking provisions for 600 units and we expect it will lead to proliferation of traffic problems at the intersection and illegal parking and stopping. There no public parking lots and the three-hour overnight by-law is still in place on local streets.
- There is no local school for the new residents and additional bussing will be needed.
- There is no new green space for the additional estimated 1200+ residents.
- New residents will bring more dogs and there is no off-leash dog area proposed.
- The shadowing impact on other buildings is significant.
- There are no units for designed for seniors or accessible units with reasonable purchase prices or monthly fees.
- No new childcare spaces in the area.
- No recreational activities for youth such as basketball courts, playing fields or youth centers, as the completion of the Etobicoke Civic Centre is long term.
- The loss of a commercial/retail building in the area is significant, as the building currently houses several medical and professional services accessible to local residents. This also represents loss of employment in the area.

We believe this development is not being proposed with the principles of community planning; rather Council is approving another development that will be attractive for investors and not long-term residents. This has been the trend with new buildings along Dundas St as we have intel indicating that 5251 Dundas St was purchased primarily by investors. Our association and local residents have serious concerns about these developments as they are not adding to the community fabric and do not support family living or stability for our area.

Our recommendations:

We ask that this development application be deferred and revised with greater consideration given to the requirement for local amenities and the varied transportation needs of the residents.

We propose that EYCC stipulate that the developer must offer purchasers the option to buy parking spot and provide them if sold.

We request that public meetings be held in the evening to give residents the opportunity to engage and voice their concerns. Holding public meetings at 9:30am does not easily facilitate public participation. The community also requires adequate and more widely distributed notices of these meetings.

Thank you

Sincerely,

Peter Morris
Co-Chair

Irene Jones
Co-Chair

cc. Councillor Amber Morley, Councillor Stephen Holyday
ccc. Kerri Voumvakis, Interim Chief Planner

