

From: [Carolyn McGee](#)
To: [Etobicoke Community Council](#)
Cc: [Councillor Holyday](#); [Councillor Morley](#)
Subject: [External Sender] EY18.6 - 4875 Dundas Street West - Official Plan Amendment and Zoning By-law Amendment Application - Decision Report - Refusal
Date: November 22, 2024 5:29:17 PM

Re: Etobicoke York Community Council Meeting, November 25, 2024
Agenda Item EY18.6

Dear Councillors - I am forwarding our letter of concern from the Islington Ratepayers & Residents Association sent to Planner Giulia Acuto on June 26, 2024. We urge you to adopt the City staff recommendation to refuse this application for 4875 Dundas Street West. Many thanks.

Carolyn McGee, President
Islington Ratepayers & Residents Association

From: Carolyn McGee <carolyn.mcgee@sympatico.ca>
Sent: June 26, 2024 9:34 AM
To: 'Giulia Acuto' <Giulia.Acuto@toronto.ca>
Cc: 'al.rezoski@toronto.ca' <al.rezoski@toronto.ca>
Subject: Proposal for 4875 Dundas Street West - Community Concerns

Dear Giulia

We are very concerned about the new development proposal at 4875 Dundas Street West. The application is for a 45-storey building with 488 residential units comprised of 432 condominiums and 56 rentals. Our concerns surround the impact of the excessive height and density of this proposal, and the fact that there exists a 10-storey newly renovated apartment building which would be demolished.

Among our concerns:

Transition of height within the PMTSA is disregarded. This development site is on the periphery of the PMTSA emanating from Islington Station. Other new developments around this site are much lower (20, 25, 27 storeys). Only at the very core of the PMTSA, immediately adjacent to Islington Station, are there developments that high.

Community character and main street quality of life are flouted. The overwhelming imposition of this massive tower will impact life on our main street and the surrounding neighbourhood. The City's landmark pioneer museum Montgomery's Inn, an important testament to Toronto's history, will be eclipsed by this imposing 45-storey edifice and its potential accompanying shadows.

Infrastructure to support this excessive density is untenable. At present, the approved

developments around the Burnhamthorpe/Dundas hub amount to 1,612 new residential units. Already, the capacity and efficacy of essential infrastructure is threatened - water, sewage, emergency services, schools and traffic.

Desperately needed “missing middle” housing is being destroyed. The site’s existing 10-storey rental building of 56 units is classic “missing middle”, well maintained and with reasonable rent, 20% lower than the city-wide average. While the developer is obliged to provide the same number of replacement rental units, rental rates will surely evolve out of control.

Affordable housing is not being addressed. Of all the new 1,612 residential units in development around the Burnhamthorpe/Dundas hub, all are condominiums, none are rentals. Each big new development is touted as a necessary and welcome step towards solving our housing crisis, yet none are likely to be packaged and priced to meet the needs of the unhoused. This new application introduces yet another 432 market-based condominium units and no reference to affordable housing.

We will be actively opposing this application, and we seek your leadership to do the same.

Carolyn McGee, per
Board of Directors, Islington Ratepayers & Residents Association