

From: [ST. CLAIR GARDENS RESIDENTS ASSOCIATION](#)
To: [Planning and Housing; Clerk](#)
Subject: [External Sender] My comments for 2024.PH17.10 on December 5, 2024 Planning and Housing Committee
Date: December 4, 2024 11:24:38 PM
Importance: High

To the City Clerk:

Please add my comments to the agenda for the December 5, 2024 Planning and Housing Committee meeting on item 2024.PH17.10, Housing Action Plan: Mid-Rise Building Design Guidelines

I understand that my comments and the personal information in this email will form part of the public record and that my name will be listed as a correspondent on agendas and minutes of City Council or its committees. Also, I understand that agendas and minutes are posted online and my name may be indexed by search engines like Google.

Comments:

Dear Planning and Housing Committee,

We would like you to consider including the building of public parking garages along Avenues in your Mid-Rise Building design Guidelines. The need for equitable planning is felt here in St Clair Gardens arguably more than most. We are a Neighbourhood Improvement Area that is now at the mercy of falling through the cracks to larger initiatives than we know how to deal with. We are people with families who visit that need safe place to park and stay, small business owners, renters and equitable deserving people like many others in this world.

Our tight knit community relies on various modes of travel to access the amenities and places we live, play and access culture. In November 2024, our community parking lot of 50 years was demolished, directly behind St. Clair Avenue. Small businesses lost their designated parking spots used for decades to create a patch of grass. This was made without the input of residents and has dealt a blow to the livelihood of our community.

We ask you to have our needs to be considered holistically in the future and include us in planning matters, and include it your building requirements for Avenues. To this: we need off-street parking structure that contributes and supports the growing needs of our community. Our area is already undergoing intensification with the construction of the new SmartTrack Station and the addition of 10,000 new residential units to our neighbourhood that boasts only 11,000 residential units to date. Toronto will always need infrastructure to support the drivers who come from in and out of town, especially along transit routes.

We ask that your zoning initiative keep in mind the needs of our Neighbourhood and consider our struggle to grapple with the tidal waves of development coming our way. We request that the Chief Planner and Executive Director, City Planning seriously consider in your Housing Action Plan on Avenues, the wordings therein to include

parking amenities.

On our stretch of St.Clair West from Old Weston to Caledonia Road “Economical” and “sustainable” are buzzwords that have recently had a detrimental effect on the livelihood of many in our area, St. Clair Avenue West at St.Clair Gardens.

Economical. This word lost us our vital community parking lot which provided our Neighbourhood with safe, affordable and accessible parking. Parking for Churchgoers, Small business owners and their patrons, residents whom long-term permit costs were unfeasible and just needed a place to park overnight from time to time. Guests and short term renters who bring in much needed revenue to an already struggling population, and carshare groups that have nowhere to park now. This was an amenity that our residents, culture groups and small businesses needed to thrive. We lost a vital amenity in the aim of being economical.

Socio-economic outcomes: Continue to consult the residents, stakeholders, BIA and Community groups in the Neighbourhood Improvement Area of Weston Pelham Park, to help create our inclusive neighbourhood.

Pedestrian comfort: the municipal parking lot that was behind St.Clair Avenue was demolished and in its place was made a pedestrian path of questionable design and arguably pedestrian discomfort. When asked, people said “who designed this? It’s going to take forever to get somewhere now” and “why did they make this walking path go straight into a public right-of-way? My kids almost got hit by a car the other day.”

Height guidelines: we are undergoing a skyline transformation which will have unheard of 25-45 storey buildings in our neighbourhood of 4-storey maximum heights. We need the consideration of the developments already in works to be balanced with the extreme changes to our area.

Finally, please consider the inclusion of parking amenities along Avenues in your guidelines for future development. We realize housing is a pressing issue and conversely so is the need for infrastructure to support the visitors to the expanding communities and their amenities in the City of Toronto. There are many ways to make structures like parking garages efficient, reliable and sustainable and be a much needed contribution to whole communities and others who live and visit in this beautiful city.

Warm Regards,
Ruth Williams, President
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