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SUBJECT: Deputation for TEYCC Item: TE15.3 on July 10th

July 10, 2024

Dear Toronto and East York Community Council and others,

I am writing to submit my comments about the proposal to adapt the Green P parking lot at 1113-1117 Dundas Street West into affordable housing. It's a great idea and a terrible plan.

I have been operating Telegramme Prints and Custom Framing near the corner of Dundas West and Ossington for 14 years. My clients typically carry large valuable and delicate framed artwork to or from my shop. The cafeTO program has eliminated most of the street parking on my block south of Dundas from the spring to the fall.

As I attempted to convey to the stakeholders in a public meeting on March 7th, this housing initiative is an important addition in our community. Everyone agrees we need more affordable housing, but eliminating this parking option is addressing one important challenge while creating another one out of thin air.



Telegramme relies on the Green P lot at 1113-1117 Dundas West for a parking option for our suppliers and clients. My suppliers can't bring my picture frame mouldings from Markham on the TTC any more than my customers can bring large framed mirrors home on a 10 speed.

We will be negatively affected by the absence of the parking, as will the local restaurants, boutiques, hospitality businesses and other places where people need parking to work or shop, or park for the night.

Green P is something this city does very well. It's a credit to its management that, in 2022, TPA generated \$124.2 million in revenue and returned a dividend of \$26.5 million to the city. EV charging, bike sharing, car parking. It's a terrific brand and one of the things that really works in this City. Eliminating these parking options removes and does not add to the equation, and in my view will harm the community.

These facilities weren't built by misguided people. They were built by people who also loved the planet and understood the city needs places for cars to park.

There are many examples of structures in our community that have below grade parking and residential or mixed use above grade. I submit that this project is a good candidate for that kind of program, but was discouraged to learn "there will be no parking", as expressed by CreateTO.

The community involvement in this decision making process has been woeful. While the project seems innovative and may provide housing relief, to this stage the rollout has been unfocused and fails to see the realities from a wider perspective. I'm hoping the plans evolve to correct this mis-aligned vision of the future.

Any real estate agent in this city will tell you: "They aren't building new land". The city is eager to green light massive construction projects into the sky, but a block away from my shop, the city wants to choke out what little parking remains.

Do this: construct the building using green materials and methods, and put a big beautiful multi-level parking lot below grade.



Future generations of small bricks and mortar businesses and their clients thank you for your foresight.

Best regards,

A handwritten signature in black ink, appearing to read "Ian Gillies".

Ian Gillies
Owner