

From: [Domitillah Antoinée](#)
To: [Toronto East York Community Council](#)
Cc: [E. Hellas](#); [Day Milman](#)
Subject: [External Sender] My comments for 2024.TE18.1 on December 4, 2024 Toronto and East York Community Council
Date: December 3, 2024 10:46:52 PM

To the City Clerk:

Please add my comments to the agenda for the December 4, 2024 Toronto and East York Community Council meeting on item 2024.TE18.1, 2400-2440 Dundas Street West - Zoning By-law Amendment - Decision Report - Approval

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:

As a representative of The West Bend Community Association I am writing to voice my concerns, and the concerns of area residents, regarding the following areas of the proposed development:

Building Height: The proposed tower heights of 37, 42 and 25 storeys make these towers higher than any built or approved development in the area. As indicated in the staff report, the towers will likely create shadowing over a large area of the neighbourhood, particularly in the spring and fall.

Setbacks: Tower B2 – (25 Storey) podium is setback 5 m, and the tower portion is set back only 2 m, both less than the minimum setback as outlined in the Tall Building Guideline, adopted by the city in 2013. This has the potential to increase the downward wind shear at the street level.

Affordable Units: Affordable housing is an important part of any thriving, equitable community. While we appreciate 11 affordable units in Phase 1, the City should secure a higher number of affordable units from the Developer. Additionally, the affordable units will use all of the site's community development benefits and represents only 2.5% of the total units in this first phase of the development.

Community Amenities: Although a park is included in the plans, there are no other community amenities. With 1200+ units being added to the neighbourhood it is imperative that with a shortage of libraries, schools, community centres, daycares and public spaces, additional amenities accessible to the entire neighbourhood, not just the tower residents, should be included in this development.

Congestion, Traffic and Pedestrian Safety: The Dundas West and Bloor West intersection is notorious for high numbers of traffic accidents involving pedestrians. Developments such as this increase the possibility of dangerous vehicle/pedestrian interactions. Without a thoughtful and robust plan for moderating traffic safety, our neighbourhood will surely see higher

incidence of traffic accidents.

Regards,

Co-chairs of the Westbend Community Association
Domitillah Antoinée,
Day Milman,

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