



October 14, 2025

Etobicoke York Community Council
Toronto City Hall-100 Queen Street West

Development Application Number: 24235116WET03OZ

Representing the residents of South Eatonville, we would like to express our concerns regarding this application:

1. Height: we believe the revised proposed height of 42 storeys is inappropriate and does not take into consideration the significant impact it will have on the adjacent homes with nighttime illumination. We question whether a building of such height is permissible on a small lot the size of 5280 Dundas St. West. We recognize the site's proximity its inclusion the Protected Major Transit Station Area and Kipling Transit Hub; however, we understand there are height and density limits within 500 metres of the PMTSA which this application exceeds.
2. Traffic/Parking: The development is proposing 47 parking spaces for 541 units and we believe this is wholly inadequate. Etobicoke residents have various transportation needs and many newer residents along Dundas located here for employment in Mississauga and drive to work. Without adequate parking, there is significant risk for a proliferation of illegal parking and stopping, as evidenced at other developments along Dundas. Residents on the adjacent Acorn Avenue are deeply concerned about road safety and the potential hazards presented by this building.
3. Unit size: the unit sizes for this proposal range from 500 to 850 sq ft. The real estate industry has attested to the limited market for such small units which are typically suitable for short term occupancy or purchased by investors. As lifestyles change (family), more space is needed, necessitating a move. This is not positive long term community planning and we support a building with larger true family size units that would induce longer stays in the area.
4. Adherence to Etobicoke Centre Secondary Plan: this development does not uphold the principles of Plan, which identified the area suitable for intensification. The Plan includes community services, amenities and limits on developments that are compatible with existing neighbourhoods. Etobicoke Centre does not have adequate services, retail, and public space to support this increase in residents. This is an isolated tower and a

precedent for a forest of towers on the north side of Dundas. We believe tall towers should be restricted to the south side of Dundas.

5. We acknowledge and appreciate the Planning Departments efforts to secure improvements from the developer for this application. However, we remain opposed as we strongly believe this is not a suitable site for a residence of such height and density, as we remain concerned about shadowing, lack of parking, and lack of retail amenities.

The residents of South Eatonville welcome vitalization of Dundas St West and we have supported developments on the south side of Dundas St West. The development is next to single unit homes and does consider the community fabric of South Eatonville, where these homes have existed for decades. We would support a lower storied building at 5280 Dundas that would be more suited to South Eatonville and integrate aesthetically.

We ask that Community Council defer consideration of this application until it is confirmed that it meets all provincial and municipal planning rules. We acknowledge the provincial government has diminished the City's jurisdiction on planning decisions; we trust you understand our position and support more study of the proposal to render a positive result for all existing and future residents.

Paul MacDonald
Vice-Chair

Lucy Falco
Vice-Chair