
OPPOSITION TO PROPOSED ZONING CHANGES FOR 2535 GERRARD ST. E



AGENDA

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 - Objection to the Increase in Lot Coverage Size
 - Objection to the Change to Electrical Transformer Setback
 - Objection to the Reduction in East Side Yard Setback
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INTRODUCTION

The Blantyre/Hunt Club Residents Association, representing concerned local residents in the immediate Blantyre/Hunt Club area, objects to the proposed zoning changes for 2535 Gerrard St. E, as stated in Application No. 25 150915 ESC 20 OZ

This presentation summarizes those objections and calls for disallowing these zoning changes and for further studies to be completed in advance of any zoning change requests or approvals.

Supporting details are provided in the Appendix.

GENERAL OBJECTION

Zoning changes are not necessary, based on statements made to the community by Toronto Shelter & Support Services and its agents

Need for Zoning Changes is Unsupported

Toronto Shelter & Support Services has repeatedly informed the community that it purchased the property at 2535 Gerrard St. E because it was the only property in the area that met the

Site Is Unsafe for Community Children

This site is inappropriate due to lack of services and close proximity to daycare (<90 meters) and elementary facilities (<200 meters).

Lack of Due Process and Community Consultation

The community has not been consulted and communicated in open and transparent manner regarding site selection

OBJECTION: INCREASE IN LOT COVERAGE SIZE

1 OF 2

The City proposes an increase in lot coverage size of 33%

This proposed change as it would lead to:

Infringement on quiet enjoyment for immediately neighboring residential homes

Increased exposure to vehicular pollutants in the immediate residential area

This expansion means limited exterior free space on shelter property, resulting in smoking and traffic areas pushed to property lines. This results in:

Infringement on the quiet enjoyment for immediately neighboring residential homes

- excessive noise levels due to large group congregations
- exposure to second-hand smoke, a known carcinogen

Increased exposure to vehicular pollutants in the immediate residential area

- Increased on-site traffic in small area will mean increased exposure to exhaust emissions.
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OBJECTION: INCREASE IN LOT COVERAGE SIZE

2 OF 2

The City proposes an increase in lot coverage size of 33%

This proposed change would lead to:

Increased vehicular noise in the immediate residential area, impacting quiet enjoyment

Incomplete traffic data study adds community safety risks due to traffic constraints for first responders

This expansion means:

- **Increased vehicular noise in the immediate residential area**
Limited onsite traffic options under this lot size change will increase traffic noise

- **Planning and design based on an incomplete traffic data study will impact traffic and first-responder access to the area**

The City's transportation brief omits reference to the additional housing approved and under construction north of Gerrard and Clonmore. Planning and design should not be made on incomplete and obsolete data that will bottleneck traffic and put first responder access to the community at risk.

The City needs to maintain the existing zoning provisions for lot coverage to allow for more respectful site design in regard to current residents' safety and quality of life.

The City needs to revisit its Transportation Brief Report for this site with consideration to the anticipated traffic volumes from new developments, both under construction and approved.

OBJECTION: CHANGE TO ELECTRICAL TRANSFORMER SETBACK

The City proposes a change in Transformer Setback, with a reduction to 1.5m from Toronto Hydro guideline of 4m, moving transformer closer to sidewalk and bike racks

This proposed change is unsafe

The transformer's proximity to a heavily used sidewalk increases pedestrian safety risks

Transformers in pedestrian areas can pose significant safety risks, including electric shock, fire hazards, and physical obstructions. This change in setback would conflict with Toronto Hydro's 4-meter guideline designed to protect pedestrian and worker safety.

Specific concerns are:

Pedestrians are at risk due to the transformer's proximity to a heavily used sidewalk.

This sidewalk is used to access daycares, schools, and medical offices. The change puts pedestrians at risk in the event of transformer failure.

The City needs to maintain the existing zoning provision for pedestrian and worker safety, especially as the sidewalk is used for access to schools and daycares.

OBJECTION: REDUCTION IN EAST SIDE YARD SETBACK

The City proposes a 60% reduction in the east side setback, from 3.2m to 1.31m

This proposed change is not aligned future plans for area

Change in setback undermines integrity of planned residential character of the area

Specific concerns are:

- **Impact to current and future neighborhood esthetics.**

This change does not align with existing and future residential developments that will need to comply with current zoning. This undermines the integrity of the planned residential character of the area.

The City needs to maintain the existing setback provisions and to work within existing zoning.

CONCLUSION

The City needs to do further studies on both the need for zoning changes and on the community impact.

The current traffic study is flawed and puts neighborhood safety at risk due to future traffic volume impediments to first responder access along Gerrard and Clonmore.

Further community engagement is needed and needs to be consultative and communicated in an open, inclusive, and accessible manner, which has not been the case to date.

The zoning changes should not be approved at this time.



APPENDIX

- Detailed Objection to the Increase in Lot Coverage Size
 - Detailed Objection to the Change to Electrical Transformer Setback
 - Detailed Objection to the Reduction in East Side Yard Setback
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GENERAL OBJECTION: DETAILS

The Blantyre & Hunt Club Residents' Association believes that zoning changes to this property are not necessary, based on statements made to the community by Toronto Shelter & Support Services and its agents

Need for Zoning Changes is Unsupported

Toronto Shelter & Support Services has repeatedly informed the community that it purchased the property at 2535 Gerrard St. E because it was the only property in the area that met the requirements the TSSS had. Based on this fit, this property does not require zoning changes.

If the City has mis-stated this fit, alternative sites should be considered before zoning changes are made to ensure proper due diligence and fiscal prudence.

OBJECTION DETAILS : INCREASE IN LOT COVERAGE SIZE

1 OF 2

The City proposes an increase in lot coverage size of 33%

The Blantyre & Hunt Club Residents' Association objects to this proposed change as it would lead to:

Infringement on quiet enjoyment for immediately neighboring residential homes

Increased exposure to vehicular pollutants in the immediate residential area

Approval of this expansion would mean:

- **Infringement on the quiet enjoyment for immediately neighboring residential homes**

The City's current design, based on the revised coverage, places two smoking areas directly adjacent to residential backyards. This will expose neighboring single-family residences to excessive noise due to large group congregations immediately adjacent to their backyards, and exposure to second-hand smoke, a known carcinogen. Staying within the current coverage would mitigate this, as other design choices would be possible further away from property lines.

- **Increased exposure to vehicular pollutants in the immediate residential area**

Motor vehicle access and maneuvering on the site will be moved closer to the adjoining single-family residences, increasing exposure to exhaust emissions. The City's transportation brief states an expected "44 daily vehicle trips on the highest weekday", including delivery and emergency vehicles, a significant volume of traffic.

OBJECTION DETAILS : INCREASE IN LOT COVERAGE SIZE

2 OF 2

The City proposes an increase in lot coverage size of 33%

The Blantyre & Hunt Club Residents' Association objects to this proposed change as it would lead to:

Increased vehicular noise in the immediate residential area, impacting quiet enjoyment

Incomplete traffic data study adds community safety risks due to traffic constraints for first responders

Approval of this expansion would mean:

- **Increased vehicular noise in the immediate residential area**
Limited onsite traffic options under this lot size change will increase traffic noise, including high decibel backup alarms, among the immediate residential properties. This underlines the need for a noise study to be conducted, with mitigation plans
 - **Planning and design based on an incomplete traffic data study will impact traffic and first-responder access to the area**
The City's transportation brief, "2535 Gerrard Street East Transportation Brief - Project No.: 300059321.0000", limits traffic volume data to November 2023. It omits reference to the additional housing approved and under construction north of Gerrard and Clonmore and to expected increased first responder access needs. Any planning or design decisions flowing from that brief are based on incomplete and obsolete data, putting first responder access to the community at risk.
 - **We urge the City to maintain the existing zoning provisions for lot coverage that allow for more respectful site design in regard to current residents' safety and quality of life.**
 - **We request the City revisit its Transportation Brief Report for this site with consideration to the anticipated traffic volumes from new developments, both under construction and approved.**
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OBJECTION DETAILS : CHANGE TO ELECTRICAL TRANSFORMER SETBACK

The City proposes a change in Transformer Setback, with a reduction to 1.5m from Toronto Hydro guideline of 4m, moving transformer closer to sidewalk and bike racks

The Blantyre & Hunt Club Residents' Association objects to this proposed change for the following safety reasons:

Transformer's proximity to a heavily used sidewalk increasing pedestrian safety risk

Transformers installed in pedestrian areas can pose significant safety risks, including electric shock, fire hazards, and physical obstructions when transformers are located on or near sidewalks. This change in setback would also conflict with Toronto Hydro's 4-meter guideline designed to protect pedestrian and worker safety.

Specific concerns are:

Transformer's proximity to a heavily used sidewalk.

This sidewalk is used to access daycares, schools, and medical offices. The change to setback would add risk to pedestrians in the event of transformer failure. Pedestrian traffic is expected to increase when the shelter opens, due to staff and residents access.

- **Increased pedestrian risk in winter.** In winter, snowplow operations can partially obstruct this sidewalk, further endangering pedestrians by forcing them closer to the transformer. Maintaining the original 4-meter setback is essential for community safety.

We urge the City to maintain the existing zoning provision to maintain pedestrian and worker safety, especially in view of the sidewalk's usage for access to schools and daycares.

OBJECTION DETAILS : REDUCTION IN EAST SIDE YARD SETBACK

The City proposes a 60% reduction in the east side setback, from 3.2m to 1.31m

The Blantyre & Hunt Club Residents' Association objects to this proposed change for the following safety reasons:

Change in setback undermines integrity of planned residential character of the area

Specific concerns are:

- **Impact to current and future neighborhood esthetics.**
This change will misalign the new building with existing and future residential developments that comply with current zoning. Such a change undermines the integrity of the planned residential character of the area.
- We urge the City to maintain the existing setback provisions and to work within existing zoning.**