

**From:** [South Junction Triangle Grows](#)  
**To:** [Toronto East York Community Council](#)  
**Subject:** [External Sender] Opposition to Amend the Official Plan and Zoning By-law - 158 and 190 Sterling Road, Planning Application Number: 24 168035 STE 09 OZ and 24 169956 STE 09 OZ  
**Date:** April 1, 2025 2:52:09 PM  
**Attachments:** [letterhead-tagline.png](#)

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## Growing Responsibly, Organically, and Well

### RE: Planning Application Numbers:

- 24 168035 STE 09 OZ
- 24 169956 STE 09 OZ

Dear City of Toronto Planning Staff and Councillor Alejandra Bravo,

We are writing on behalf of South Junction Triangle Grows (SJTG) to formally submit our response to the proposed Official Plan and Zoning By-law Amendments at 158 and 190 Sterling Road (Blocks 5B, 5C, 5D, and 3B). This submission follows the release of the March 18, 2025, Report for Action and addresses critical concerns raised in recent community discussions.

### 1. Procedural Issues

Inadequate Notice and Consultation:

- The community received hand-delivered notices dated March 27, 2025, with documents shared only recently. This violates the 20-day notice requirement for meaningful consultation.
- Community has been actively involved consultations and responding to the numerous applications in the small neighbourhood
- City planning report was not available until March 18, 2025 - not enough time to adequately respond to the many issues.
- Key stakeholders were excluded from prior meetings, undermining transparency. We requested an adjournment to allow proper review and discussion.

### 2. Substantive Concerns

Violation of Binding Settlement (2015 OMB Decision):

- This larger site was the subject of an appeal to the OMB - the settlement agreement of 2015 is binding and should **not** renegotiated without establishing a significant change in circumstances.
- The 2015 mediated agreement capped heights at 8–10 storeys for Block 5B (14,250 sq. m residential) and 6–8 storeys for Block 3B (10,865 sq. m residential). The current proposal triples these limits (e.g., 28 storeys for 3B, 31 for 5B) without justification.
- The City's support for this amendment sets a dangerous precedent, eroding trust in negotiated settlements.

### 3. Traffic and Infrastructure:

- A transportation study remains incomplete. The March 18 report ignores 128 new AM and 111 PM trips, exacerbating the already over-capacity Sterling/Bloor/Symington intersection.
- Access to the neighborhood is restricted to Sterling Road, with a problematic no-left-turn rule and a single-lane, congested northern route.

### 4. Shadow and Environmental Impacts:

- The proposal dismisses significant shadow effects on the new park and surrounding homes,

compounded by shadows from other proposed developments.

- The area already faces heat dome and wind tunnel effects, worsened by inadequate outdoor amenity space.

## **5. Housing and Community Needs:**

- Affordability: Only 1% of units are affordable, with no inclusionary zoning or purpose-built rentals.

- Family Needs: No schools or expanded childcare (62 spaces were already secured in 2015).

- Employment Lands: The proposal sacrifices mixed-use/employment space (general employment land) for high-density residential, contrary to the 2015 agreement.

## **6. Cumulative Impacts:**

- Overutilization of parks, insufficient parking (43 residential spaces for 745 units), and strained infrastructure (e.g., narrow Perth extension) will degrade livability.

## **Demands**

- Reject the current application and uphold the 2015 OMB-approved framework.

- Complete all studies (traffic, shadow, environmental) with community oversight.

- Prioritize balanced growth: mid-rise housing, affordable rentals, and protected employment lands.

SJTG remains committed to a livable, inclusive neighborhood. We oppose this speculative, precedent-breaking proposal and will escalate to the Ontario Land Tribunal if necessary.



**Sincerely,**

Irmina Ayuyao (on behalf of SJTG)



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