

July 22, 2026

To:

Mayor Chow and Members of Toronto City Council

From:

YCC118

Board of Directors, Grenadier Gardens

45 & 65 Southport St (336 units total)

Toronto, ON M6S 3N5

Subject: Formal Submission Regarding TE34.50 – 34–50 Southport Street/ Planning Application: 25 269670 STE 04 OZ

Dear Mayor Chow and Members of Toronto City Council,

The YCC118 Board of Directors represents the owners and residents of Grenadier Gardens, located at 45 and 65 Southport Street, a community of 336 residential units across two buildings.

We support responsible, well-planned growth and recognize the importance of increasing housing supply. However, such development must be appropriately scaled, evidence-based, and aligned with existing infrastructure and community capacity.

As proposed, the application for 34–50 Southport Street fails to meet these standards. Accordingly, we formally object to the proposed third tower in its entirety. The basis for our position is outlined below.

1. Building Height and Massing

The proposed 32-storey tower represents a significant and inappropriate increase in height and density relative to the surrounding built form. It will materially impact sunlight access and create unacceptable shadowing on adjacent residential properties and shared outdoor spaces.

We strongly urge the City to require the developer to revert to the previously proposed and approved plan for a block of sixteen townhomes, which is more consistent with the scale and character of the neighbourhood.

2. Traffic and Parking Impact

The proposal introduces 397 additional residential units, bringing the total across the site to 1,088 units—approximately double the number of units currently existing across Southport Street and Ormskirk Avenue combined. This level of densification will have significant and measurable impacts on traffic, pedestrian and cyclist safety, and parking availability.

Our review of the submitted Transportation Impact Study (TIS) identifies serious deficiencies, including:

- Reliance on outdated baseline data, with portions dating back to 2015 and limited updates that do not reflect current traffic conditions
- Use of inappropriate comparator sites that are not similar in size or context
- Unrealistic future projections that fail to show increased vehicle volumes despite substantial added density
- Incomplete analysis of the broader network, including insufficient consideration of nearby developments such as Swansea Mews
- Lack of safe north–south cycling connections to the Bloor Street bike network
- Overstated walkability, with essential amenities such as grocery stores located approximately 1.9–2.5 km away

In addition, the approved development at Swansea Mews (21 Windermere Avenue) has not been adequately considered in assessing cumulative impacts on the neighbourhood.

Given these deficiencies, the current TIS cannot be relied upon. At minimum, a fully revised study using current data and comprehensive cumulative analysis is required.

3. Construction Management

Construction of the first phase is already underway, with additional phases expected to extend into the next decade. This will result in prolonged disruption for surrounding residents and businesses.

Residents are already experiencing early-morning construction noise, traffic disruption, and safety concerns related to construction vehicles. These impacts will intensify with overlapping projects, including Swansea Mews.

We request that the developer be required to submit a detailed Construction Management Plan that includes enforceable mitigation measures, defined working hours, traffic controls, and a formal process for ongoing resident communication and consultation.

4. Environmental and Technical Concerns

The proposal does not adequately meet the intent or requirements of the Toronto Green Standard. Key deficiencies include:

- No publicly accessible bicycle parking
- Lack of pedestrian-scale lighting design
- Failure to demonstrate compliance with Greenhouse Gas Intensity targets
- Absence of a clear stormwater management strategy
- Limited commitment to tree planting and native landscaping
- No confirmation of bird-friendly glazing or dark-sky-compliant lighting

In addition, the submitted Geological Study raises serious concerns. Groundwater levels were not properly tested due to methodological limitations, and recommended ongoing monitoring does not appear to have been completed. The proposed underground parking extends below groundwater levels, creating potential risk to surrounding properties. Recommended pre-construction surveys of adjacent structures and roads has not been conducted.

These issues must be fully addressed for the developer to continue with the current construction that is underway.

5. Community Infrastructure and Fit

The scale of the proposed development does not align with existing community capacity. Local schools and childcare facilities are already under strain. For example, Swansea Junior and Senior Public School is operating at capacity with nearly 1,000 students, and there is limited access to childcare in the immediate area.

The proposed unit mix—predominantly small one-bedroom units with an average size of 636 sq. ft.—also fails to meet the need for diverse, family-oriented housing.

Recent public commentary has highlighted this issue. As noted by Councillor Gord Perks at the February 26, 2026 Planning and Housing Committee meeting:

“For the last 20 years, we've been building too much of the wrong thing, and that's why we've seen a real estate

collapse. Instead of building housing that people actually need, we've been building investor units. And as a result, we've had a market bubble that's burst. And we're seeing record lows of purchases of those shoe box condominiums and are sitting in a burst real estate market"

Current market conditions further call into question the need for this development. As of April 10, 2026, there are 139 homes listed for sale or rent in the Swansea area, suggesting that the addition of 397 more units is not justified.

The proposed development amended plan goes directly against what Mr. Perks said. While Ontario's *Fighting Delays, Building Faster Act, 2025* encourages growth, this is not the type of growth that we need to see.

Conclusion

While we support appropriate and well-planned development, **this proposal is fundamentally flawed in scale, analysis, and community fit.**

For these reasons, we formally request that the City reject this application in its entirety. Approval of this amendment would not be in the best interests of the community and would set a concerning precedent for overdevelopment without adequate supporting infrastructure.

We appreciate the opportunity to provide input and would welcome continued engagement should a revised and more appropriate proposal be brought forward.

Regards,

The Board of Directors for Grenadier Gardens, YCC118

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