

**From:** [Paul Macdonald](#)  
**To:** [Planning and Housing](#)  
**Subject:** [External Sender] 3838 Dundas St West  
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Hello ,

Members of Council.

I am one of the Co Chairs of the South Eatonville Residents Association.

I am writing this letter to members of the housing council in order to express the concerns of the immediate community surrounding this property.

Homeowners and businesses owners.

The community at two public meetings and to the councillor have expressed their concerns outside of zoning issues.

Today I am here to bring to you all zoning related concerns.

1/ The use of the land at 3838 Dundas St W?

This area is a business strip bordering on a residential area.

Not the ideal location for a shelter.

There are no supports in this community for those coming residents.

Other than loitering.

2/Safety and Security. Given the future vision of Bloor St and Dundas St West.

The area is becoming increasingly dense with many condo towers and apartment buildings .

However, there is a lack of park space , community and rec centres other than the coming Civic Centre.

Outside of the shelter, what other amenities or supports are there for these women in the immediate area?

3/ Parking?

The area has seen a boom in multiplex infill and missing middle housing.

Along with this comes parking headaches.

Lots of illegal parking, illegally installed front lawn parking pads.

Where are staff supposed to park if spaces are eliminated due to a larger on site foot print?

The businesses on that business strip already have issues with parking for their patrons.

The vet next door being one.

Where are deliveries going to be made?

That area is land locked.

This is just a sampling of the concerns residents and businesses have with this coming institution.

It would appear that the city is moving shelters out of the touristy core to the suburbs without proper consultation with suburban neighborhoods such as ours.

Potentially purchasing properties for use as homeless shelters should automatically come with a community meeting

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These are tax payer dollars.

Paul MacDonald  
South Eatonville Residents  
Association