

May 25, 2026

Written Submission re: 143-147 Main Street Development (25 230632 STE 19 OZ) Submitted to: [teycc@toronto.ca](mailto:teycc@toronto.ca)

Dear Toronto and East York Community Council,

We are writing as Co-Chairs and representatives of the Parent Council at Beaches Alternative Junior School to formally oppose the development at 143–147 Main Street. Beaches Alternative Junior School is housed with Kimberley Junior Public School at 50 Swanwick Avenue, where the schools have resided together for 50 years. Together we strongly believe the proposed 10-storey development is incompatible with the scale, infrastructure, and safety needs of our area.

**i. Impact of construction on children**

Of particular concern to us is the impact of construction and long-term operation on student safety and well-being. The application proposes a 10-story building to be constructed directly adjacent to a school yard. However, the application materials do not sufficiently address how children will be protected from the significant impacts associated with a large construction project bordering an active school yard and portable classrooms. Concerns regarding construction noise, vibration, airborne dust, diesel emissions, heavy truck traffic, and falling debris have not been adequately addressed. There has also been insufficient consideration given to how learning conditions will be affected for students attending school, including inside portable classrooms, immediately beside an active construction site over a prolonged period of time. Portable classrooms have no air filtration, making children especially vulnerable compared to students in permanent structures.

The absence of detailed mitigation measures is alarming given the proximity of the proposed development to our school. School communities across Toronto have raised similar concerns related to major infrastructure and construction projects adjacent to schools, and substantial mitigation requirements have been recognized as necessary to protect children from harmful impacts. The same standard of care must apply here.

The applicant should also be required to disclose the projected construction timeline, given that a development of this scale adjacent to an active schoolyard could mean several years of sustained disruption to students. We respectfully request that the City require the applicant to demonstrate full compliance with Toronto Green Standard requirements and to submit a detailed Construction Management Plan under the Planning Act, with specific provisions addressing the safety and well-being of children at the adjacent school.

## **ii. Historical Preservation**

Our students are deeply concerned about the demolition of the historic 1927 Main Street Village post office building. Heritage buildings and small local businesses contribute significantly to the identity and character of Main Street. Removing an important heritage structure in exchange for an oversized development would permanently erode the historical streetscape. Students at our school actively learn about and engage with the surrounding neighbourhood as part of their education. They recreate our local businesses with cereal boxes and art supplies in their grade 1 community projects. The local businesses and historic buildings along Main Street are not simply commercial properties, they are friends and part of the community identity children grow up with and learn from. The current proposed reduction and displacement of long-standing businesses from this site would weaken the sense of community that makes our area special.



*Students' recreation of 143-147 Main street*

### **iii. Traffic and Parking Concerns**

Staff and parents in our community have serious concerns about increased traffic and congestion, which are already significant concerns in this area. Main Street functions as a narrow one lane corridor with limited capacity. Nearby residential streets regularly experience illegal parking, unsafe stopping, and heavy cut-through traffic during school hours. Additional construction vehicles and increased density without adequate parking provision will further strain already stressed local streets.

The proposal includes more than 50 residential units while providing no on-site resident parking. This is unrealistic for the context of the neighbourhood and fails to account for existing pressures on surrounding streets. The resulting overflow parking and traffic impacts will directly affect nearby families, residents, and school operations. Morning conditions around the school are already hazardous. Vehicles frequently line surrounding streets during student drop-off and pick-up periods, limiting visibility for children and families using nearby sidewalks and crossings. Both of our families have personally witnessed pedestrians being hit in this area on separate occasions, including a dump-truck turning from Main Street onto Swanwick Avenue hitting a child on their way to school. Any increase in congestion, construction traffic, or obstruction of pedestrian space without substantial redesign of the surrounding city landscape will only reasonably increase the likelihood of further incidents.

We respectfully request that the City require the applicant to submit a Transportation Impact Study and a Construction Traffic Management Plan as conditions of any approval, and that both documents be shared with the community and school prior to any decision.

### **iv. Limited School Capacity**

Beaches Alternative and Kimberley Junior Public schools are already operating beyond capacity. We have more students than we have space for. Existing development pressures to the north and surrounding areas have already resulted in concerns regarding school accommodation and the bussing of students outside their communities. Residents of nearby buildings to the north are already being told their children will not be able to attend the local school. Approving another large development without corresponding educational and infrastructure planning will

only worsen these challenges for families. Time and again, new developments are approved with no corresponding school capacity plan. The City's own official plans require consideration of community services and facilities when evaluating development applications. School capacity is *directly relevant* to the planning process, and applicant should be required to coordinate with the TDSB.

**v. Scale**

We are deeply concerned about the scale of the proposed building. The surrounding neighbourhood is predominantly made up of two-storey buildings and historic Main Street storefronts. A 10-storey structure would dramatically tower over the existing streetscape and the adjacent school yard; forever changing our streetscape and casting a dramatic shadow on the areas where our children play.

While we recognize the City's objectives regarding housing growth and densification, this proposal represents overdevelopment on a constrained site, neighbouring a school yard. The proposal would dramatically alter the character of Main Street and create an imposing visual mass. A more thoughtful proposal in the range of five stories could contribute housing while still integrating respectfully into the neighbourhood and be more appropriate next to a junior school. For our neighbourhoods and city to thrive, growth must be integrated strategically into existing areas and must prioritize livability and safety. This proposal appears to maximize density beyond what the site and neighbourhood can responsibly absorb.

We respectfully request that the City reject the application in its current rendition, and require substantial revisions for future review, including:

- A significant reduction in building height and massing;
- Preservation of the heritage building;
- Greater transition to the surrounding low-rise neighbourhood;
- Meaningful parking provisions;
- Larger, more family-oriented units;
- Comprehensive construction mitigation plans addressing student safety, noise, dust, traffic, and air quality impacts;

- Further study of the impacts on nearby schools, and community infrastructure.

This neighbourhood deserves growth that is thoughtful, responsible, and respectful of the families, students, businesses, and history already here.

Thank you for your consideration.

Sincerely,

Amanda Marsella & Ruth Burns

Beaches Alternative Junior Public School, Parent Council Co-Chairs

On behalf of the BAS Parent Steering Committee