



October 13, 2020

Junction Residents Association
junctionra@gmail.com

Sent via email.

Carla Tsang
City of Toronto Planning, Community Planning
Toronto & East York District
Email: carla.tsang@toronto.ca

Councillor Gord Perks
Ward 4 Councillor, Ward 4, Parkdale & High Park
Email: councillor_perks@toronto.ca

Dear Carla Tsang and Councillor Gord Perks,

The Junction is a vibrant, desirable neighbourhood, ripe for development, improvement, and intensification. We look forward to the positive changes that thoughtful development can bring to our community. The Junction Residents Association (JRA) looks forward to discussions with the City of Toronto and developers to ensure our community continues to grow and thrive.

We are aware that our neighbourhood is part of the City's plan for intensification. However, the absence of an official Dundas Street study and review, with input from residents, it leaves our community without a cohesive plan with respect to new development. Moreover, any precedents set now will guide all future developments along Dundas Street for decades to come. In view of the rapid rate of development, this lack of a local vision and infrastructure planning, will result in a patchwork of development that will have a great cumulative impact on our community.

We are pleased that the City of Toronto has Mid-rise Guidelines Performance Standards, which defines design parameters within the context of roads designated as Avenues. But this should be refined in a local context.

In terms of the Gairloch development proposed at 3194 - 3206 Dundas Street West, it significantly exceeds the Mid-rise Guidelines Performance Standards. Given the potential impacts and precedent setting effect, we believe that this application should at the very least adhere to the standards outlined in the City of Toronto's Mid-rise Guidelines.

Thank you for this opportunity to share our concerns. We look forward to meaningful collaboration with respect to development in the Junction.

Sincerely,

Helen Vassilakos

Helen Vassilakos,
Interim co-chair, Junction Residents Association