

January 16, 2021

Regarding: File: Z-9155
725-735 Dundas St., 389-393 Hewitt St, a portion of 700 King St, and other properties
East Village Holdings Ltd.
Zoning By-Law Amendment

First of all I would like to say that I am not apposed to development and infill projects. I strongly support the city in its BRT plans and the ambitious installation of bike lanes along Dundas Street.

I commend Medallion/East Village Holdings Ltd in accommodating Communauto car-share in their lot. I'm a member. With the inclusion of more affordable housing units in the new development Medallion has recognized that there is a need for this in our community. Medallion has also recognized the need for more parking with its proposed 393 parking spaces. I can only hope this will alleviate the parking issues that have plagued the area for years.

There are still a couple of issues that I would like to see dealt with. Illegal parking and stopping remains a problem along King Street in front of 700 King. With Covid 19 there has been a huge increase in parked vehicles. There are so many independent drivers delivering parcels and picking up rides. My driveway is constantly blocked with cars either parked on King St or parked in my drive. My tenant was late for work one day when someone blocked the driveway and went into 700 King. On many occasions my tenant can't access the driveway because it's blocked. Both my tenant and I have approached drivers to ask them to move. If there is someone in the parked car their response to our request is often met with a comment that they are just waiting for someone. They have no intention of moving until they have picked up their ride. Both my tenant and I have been threatened. What I find equally frustrating is the Commissionaires parking enforcement policy. I spoke to one who admitted that because of Covid 19 and the increase in deliveries they are lenient to illegal parking for deliveries. The logic being the drivers are only there for a short period of time. This is not always true. Cars are often parked for much longer periods. Why are drivers not using the entrance off Lyle or Hewitt? My request for more signage along King Street has been ignored for years. When the third Medallion tower was built on Lyle Street "No Parking" signs quickly went up. The signage was soon changed to limited parking. Why was Lyle Street dealt with so quickly when there is a greater danger on King Street?

Example: My driveway blocked with a car, engine running and no occupant.



The second issue I would like dealt with related to the Medallion property is dog waste. The problem has persisted for years. Their property is littered with dog waste along King Street. It then gets tracked onto the city sidewalk. I have complained but to no avail. Recently another waste bin was placed at King and Lyle. Within days there was waste left close to the base of the bin, a reckless disregard for the property. There needs to be a serious intervention. DNA testing has become more common in solving this problem. Below is a link to an article about one condo development that has implemented DNA testing.

<https://toronto.ctvnews.ca/ontario-condo-development-to-use-dna-testing-to-track-dog-owners-not-cleaning-after-pets-1.5125579>



In the end will Medallion build the commercial structure as proposed or will it become another unsightly open space similar to their other open spaces along Dundas Street. Time will tell. I think Medallion is moving towards being a better community partner. If Medallion builds the new structure as planned with a commercial component it will be a great addition to Dundas Street. If they and the city can deal with my two issues Medallion will be a much better neighbour.

Maurice Carroll
Home Owner
King Street