

Junction Triangle proposal draws fire.(News).*Globe & Mail (Toronto, Canada)* (August 21, 1985): pM2. (257 words)

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BY BETRAND MAROTTE A proposed development in Toronto's Junction Triangle will harm the neighborhood unless changes are implemented, residents said at a public meeting last night.

The Royce-Dupont development project, a block-long residential-retail- office complex slated for Dupont Street between Perth and Symington avenues, would threaten existing stores along the Dupont strip and attract too much traffic to the mostly residential area, city officials were told. "There's no reason the applicant couldn't put in his project in a way that could enhance and not invade the neighborhood," Judy Bush, of Hugo Avenue, told the meeting.

She said the project should be limited to three stories, that there should be no interior shopping mall and that there should be only residential units along the east side of Perth Avenue.

Other residents, however, objected only to minor details of the proposal for the five-story complex that would house underground parking, a supermarket on the ground floor, courtrooms and offices on the second floor and apartments on the remaining three floors.

The applicant, Irving Ungerman, owner of Royce Dupont Poultry Packers and most of the other property on the block, was not present at the meeting. His proposal is exempt from the Junction Triangle official plan, part II, which limits new buildings in the area to three stories.

The city's land use committee will meet in September to draw up a bylaw and development control agreement with the developer. City officials have met area residents to present them with details of the plan and hear their comments.

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