



Toronto, January 8, 2018

Via Email: Ken Petersen, Manager  
Ministry of Municipal Affairs and Housing  
Local Government and Planning Policy Division  
777 Bay Street, Floor 13  
Toronto Ontario, M5G 2E5

### **Regulations to Prescribe Transition Provision for Bill 139**

Dear Mr. Petersen,

We are SERRA, The South Eglinton Ratepayers' and Residents' Association, representing the Davisville Village and South Eglinton neighbourhood in Toronto. Our area includes the Davisville and Soudan apartment neighbourhoods and the Midtown cores at the intersections of Yonge/Eglinton, Yonge/Davisville, Eglinton/Mt Pleasant and Eglinton/Bayview.

With one of the highest rates of densification and new development applications in Toronto, there will be at least 34,000 more people within walking distance of Yonge-Eglinton (Y-E) by 2025.

With a growth rate in excess of 100% in the Y-E Centre and in excess of 50% in the larger Y-E Secondary Plan area, we are severely lacking in schools, recreational facilities, parks, social services, transportation capacity (to downtown) and suspect the inadequacy of our pipes and wires. **We are in urgent need to halt ANY additional development applications.**

Against this backdrop, since the introduction of Bill 139 on May 30, 2017 we have experienced a rush of new development applications (total of 8), all of which significantly exceed the Provincial and City of Toronto planning regulations. Those applications have already been, or will shortly be, appealed to the Ontario Municipal Board after negligible time for review by City Planning/Council and the community. Based on historical OMB approval records, these applications will mostly be admitted.

We welcome the proposed new planning regulation of Bill 139, but are opposed that after more than 6 months of lapsed time after the introduction of Bill 139 on May 30, 2017 and after Royal Assent on December 12, 2017, developers can still file an appeal to the OMB pending a Bill 139 Proclamation Date (still not known at this time).

We are asking that **all appeals filed after the Royal Assent on December 12, 2017 should be considered under the new rules by the Local Planning Appeals Tribunal, regardless of the date of complete application.**

Sincerely Yours,



Andy Gort,  
President, SERRA

cc: Hon. Kathleen Wynne, Premier of Ontario and MPP, Don Valley West  
Hon. Bill Mauro, Minister of Municipal Affairs  
Hon. Yasir Naqvi, Attorney General  
Hon. Dr. Eric Hoskins, MPP, St. Paul's  
Mayor John Tory and Toronto City Council  
Josh Matlow, Toronto City Councillor, Ward 22  
Jennifer Pagliaro, Toronto Star  
SERRA Board  
Geoff Kettel and Cathie Macdonald, FoNTRA co-chairs