



December 9, 2019

PH11.2.1

10th floor, West Tower, City Hall
100 Queen Street West, Toronto, ON M5H 2N2
Attention: Nancy Martins
By email to: phc@toronto.ca

RE: PH11.2: Housing Now - 140 Merton Street - Zoning Amendment - Final Report

Dear Councillor Bailao and Members, Planning and Housing Committee,

The South Eglinton Ratepayers' and Residents' Association (SERRA) represents the community in the SE quadrant of the Y-E Secondary Plan area, including the Davisville apartment neighbourhood, where the *Housing Now – 140 Merton Street* site is located. SERRA has proudly served our community for 50+ years.

SERRA is in support of the *Housing Now – 140 Merton Street* proposed development for affordable rental housing **with the caveat** that this development can be increased in density/height in the event no suitable location can be found in the Davisville apartment neighbourhood for badly needed additional community services.

New development activity in the Davisville apartment neighbourhood

In addition to the 140 Merton development proposal, seven other tall developments have been proposed for this small and already densely populated area. With these developments, the neighbourhood population will increase from 9,000 residents (2016 Canada Census) to 15,000 residents by 2025-2026, a population similar in size to the city of Port Hope, Ontario.

In addition, based on the recently enacted OPA 405, development regulations for this area will permit for a further potential 20 tall developments in the Davisville area.

The 140 Merton Street site is one of only two sites inside this apartment neighbourhood that is City owned (the other one being a Toronto Water facility). Almost all the land in this neighbourhood is already owned by large private landowners and developers.

Community Services Facilities

The *Housing Now-140 Merton Street* proposed development will double the current Community Services space on this site from 12.5K sq. feet to 25.0K sq. feet with a focus on Seniors' needs. In addition, there will be (limited) room for Community Services space at a newly to be constructed aquatic centre at the site of the Davisville Junior Public School.

However, currently this is the only available and planned Community Services space in this neighbourhood. City planning's Midtown In Focus (MIF) study identified significantly greater Community Service space requirements for this area.

If no new Community Services location can be acquired or located in or near this apartment neighbourhood, we ask that the 140 Merton Street development be enlarged to house much needed additional Community Services.

Respectfully submitted,

Andy Gort,
President, SERRA

cc. Other members of Council,
Gregg Lintern, Chief Planner and Executive Director, City Planning Division
Kerri Voumvakis, Director, Strategic Initiatives, City Planning Division