



VIA EMAIL (teycc@toronto.ca)

May 21, 2019

City Secretariat, Attention: Ellen Devlin
Toronto and East York Community Council

RE: TE6.15 – 30 Merton Street – Official Plan Amendment and Zoning By-law
Amendment Applications – Request for Direction Report

Overdevelopment of the 30 Merton site and the Davisville apartment neighbourhood.

Dear Chair and Councillor Gord Perks, TEYCC Members:

The South Eglinton Ratepayers' and Residents' Association (SERRA):

- 1) Strongly supports the recommendation in the report that the City Solicitor together with Planning Staff be directed to oppose the appeal at the LPAT and specifically to oppose the height and mass of the development.
- 2) Draws the attention to the many concurrent development applications in the Davisville Apartment Neighbourhood (7) and the negative cumulative impact these have on achieving a *“Complete Community.”*
- 3) Recommends that City Council request the City Solicitor to request the LPAT to consider cumulative impacts of proposed developments in, and adjacent to, the Davisville Apartment Neighbourhood.
- 4) Recommends that City Council request City Planning to provide a list of required services and facilities (community services, parks and public realm, etc.) specifically related to the Davisville Apartment Neighbourhood to ensure it remains a *“Healthy and Complete Community”* as defined in the Provincial Policy Statement and Provincial Plans.
- 5) Requests that Al Green Lane not be used for the location of the proposed garage ramps (two) and that the garage ramps instead be located on Merton Street.

6) Questions the need for a 6-storey garage as part of the development in an area that has an abundance of empty parking facilities. Instead we would request that this Mixed Use designated site be used to house some of the needed community services and facilities, as well as offer a potential employment location.

7) Requests that priority be given to off-site parkland dedication **INSIDE** the Davisville Apartment Neighbourhood (versus outside), so facilities like a playground can be constructed.

Davisville Apartment Neighbourhood development pressures:

Currently, there are 7 active applications in the Davisville area (5 appealed to the LPAT under the OMB rules), and more applications are expected. There are also plans for an affordable housing site in this area.

Reflecting this growth, we expect the population to increase from 9,000 (2016 census) to 15,000 residents within the next 5-6 years (a density of about 70,000 residents/sq. km, not unlike Toronto's St James Town).

The Davisville area is already experiencing extreme pressures on:

- transit capacity at peak hours (on the Yonge Line 1 and at the small, inadequate Davisville station).
- school capacity, despite the new Davisville School construction.
- community services, such as daycare, recreation and library facilities.
- walking and cycling mobility (long east-west blocks, lack of mid-block connectors, narrow sidewalks and lack of safe crossing points to subway and schools). This area relies heavily on public transit and has low car ownership.

The approval of these applications will result in a significant loss of green and open spaces provided by the "tower in the park" architecture without having parks to provide alternative green alternatives.

Development is also likely to threaten existing employment locations along the north side of Merton Street, which houses many not-for-profit organizations and other small businesses.

Lastly, the area offers minimal retail services with only a small grocery store, which is located at one of the proposed developments and is slated to close once that development gets underway.

A bright spot is a new school (Davisville) and a community hub thanks to the foresight of Councillor Matlow, School Trustee Laskin and a group of committed residents. However,

when this school opens, based on current population projections, and not considering new development applications, **it will already be at capacity.**

Overdevelopment of the Davisville neighbourhood – MIF Plan not in force

The MIF Plan (OPA 405) informed the density, height and specific locations of new development in the Yonge-Eglinton Secondary Plan area, including the Davisville neighbourhood, setting limits on development growth. Unfortunately, the MIF Plan is not in force, leaving the area exposed to an out-of-date existing Secondary Plan (2003).

None of the 7 applications for this area conforms to the MIF standards (built form, tower separation, setbacks, etc.), including two tower developments, where the MIF Plan did not permit towers.

Site-specific LPAT appeals such as this one for 30 Merton Street typically do not consider the **cumulative impact** of concurrent developments on the wider neighbourhood and yet this is one of our main concerns.

For the reasons stated, it is imperative that the City Solicitor request the LPAT to consider cumulative impacts of proposed developments in, and adjacent to, the Davisville Apartment Neighbourhood and possibly use the MIF Plan (OPA 405) as a framework.

Although restricting development appears counter-intuitive considering the current housing shortage in the City of Toronto and the lack of affordable housing, we don't believe the answer is ill-considered and out-of-control overdevelopment of stable apartment neighbourhoods such as Davisville.

Yours truly,

Andy Gort,
President SERRA

Cc. TEYCC members

Josh Matlow, Councillor Ward 12

Lynda H. Macdonald, Director, Community Planning TEY District

Barbara Gray, Executive Director, Transportation Services Division

Dr. John Malloy, Director of Education, TDSB

Shelley Laskin, Trustee TDSB, Ward 8

Oren Tamir, Manager, Community Planning, Midtown Section, TEY District
Alex Teixeira, Senior Planner
Daniel Castaldo, Strategy and Planning, TDSB
SERRA Board