



VIA EMAIL (nycc@toronto.ca)

December 2, 2020

City Secretariat, Attention: Carlie Turpin
North York Community Council

RE: NY20.10 – Preliminary Report - Request to Permit an Official Plan Amendment Application to Amend the Yonge-Eglinton Secondary Plan and Zoning By-law Amendment Application - 405 and 415 Mount Pleasant Road, 323, 323R and 325 Balliol Street (Ward 15)

Dear Chair and Councillor James Pasternak, NYCC Members,

The South Eglinton Ratepayers' and Residents' Association (SERRA) is in support of a development at the 405-415 Mt Pleasant properties, but does not support the request for an Official Plan Amendment to changing the *Neighbourhood* designation of 323, 323R and 325 Balliol Street to *Mixed Use area*.

Based on the overall context of the Mt Pleasant corridor (and the similar Bayview corridor) between Merton St. and Eglinton Ave East, these three properties should remain designated *Neighbourhoods*. This would mean that the angular plane taken from the rear of the project should be taken from the west lot lines of 323 and 323R Balliol and that a laneway, located on a *Neighbourhood* property, should not be permitted.

The recently updated Yonge-Eglinton Secondary Plan (OPA 405) included revisions of land-use designations, but land-use for this area was not changed. *Mixed Use* lands along this stretch of Mt Pleasant are already quite deep (40 metres) and a request for an Official Plan Amendment for a similar Mid-rise development application on Bayview was refused by City Planning (see attached letter from Jamie McEwan, Manager Community Planning – now retired) and not supported at the OMB. Three other recent mid-rise development applications on Bayview, did not request Official Plan Amendments.

There is also the question whether Official Plan Amendments are premature prior to the second anniversary of OPA 405.

In any event, the proposed massing on Mt Pleasant does not meet the angular plane in the Mid-rise Guidelines, even if an Official Plan Amendment were approved.

In addition, SERRA is not in support of the proposed townhouses, which are planned to be located in the interior of the residential block, surrounded on three sides by the rear of existing residential properties and not fronting on a public roadway.

The Preliminary Report mentions other important Issues with the proposed development, which SERRA supports.

SERRA would welcome an opportunity together with other stakeholders to work with the developer to come to a mutual satisfactory application for this site.

Yours truly,

A handwritten signature in black ink, appearing to read 'Andy Gort', with a stylized, cursive style.

Andy Gort,
President SERRA

Cc. Councillor Jaye Robinson, Ward 15
Al Rezoski, Mgr. Community Planning
SERRA Board

Attachment: letter from J. McEwan, Manager. Community Planning, Toronto and East York District to Ms. C. Allan, Bousfields Inc., dated May 21, 2015 – Planning Comments, Official Plan Amendment & Rezoning Applications, 1674-1684 Bayview Ave.

THIS ATTACHMENT REFERS TO A SIMILAR PROJECT



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Bousfields Inc.
Attn: Caitlin Allan
3 Church Street Ste. 200
Toronto
ON M5E 1M2

May 21, 2015

Subject: Planning Comments
Official Plan Amendment & Rezoning Application No.: 14 267151 STE 22 OZ
701-713 Soudan Avenue, 1674-1684 Bayview Avenue and 720 Hillside Avenue
PLAN 1028 PT LOTS 30 & 31
Ward 22 - St. Paul's

Dear Ms. Allan

In response to your application submitted December 23, 2014, the City Planning Division offers the following preliminary comments which include, but are not limited to, the following:

- Staff have a concern with regards to changing the *Neighbourhood* designation of the two existing residential properties at 701 Soudan Ave and 720 Hillside Avenue to *Mixed Use Areas*. Based on the overall context of the Bayview Avenue corridor and that the application currently proposes to maintain the houses in their current form, these two properties should remain designated *Neighbourhoods*. This would mean that the angular plane from the rear of the project should be taken from the east property lines of both 720 Hillside Ave and 701 Soudan Ave.
- The proposed massing on Bayview Ave does not meet the angular plane in the Mid-rise Guidelines. It creates shadows on both sides of Bayview Avenue and does not provide a minimum 5 hour sunlight condition on Bayview Avenue. The proposal should be revised to comply with the guidelines.
- The massing along Bayview Avenue should be broken up perhaps with the use of a courtyard or privately owned, publicly accessible space.
- According to the Mid-rise Guidelines, an angular plane should apply from the side streets as well.

- The Avenue Segment study indicates that soft sites on Bayview Avenue should have a height of 6 -7 storeys. The subject site should lower its heights to be in conformity with this height as well.
- Provide a quantitative analysis of the pedestrian level wind impacts. A letter of opinion is not sufficient.
- Engineering and Construction Services staff have requested that the project meet the parking requirements of the zoning by-law. Considering the feedback at the community consultation, however, opportunities should be explored with the City's Transportation Services Division to reduce the overall parking supply.

Yours truly,

Jamie McEwan, Manager
Community Planning, Toronto and East York District

cc: 2400048 Ontario Inc 38 Berwick Ave Toronto ON M5P 1H1