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September 2, 2016

Toronto and East York Community Council
 c/o City Clerk's Office
 2nd floor, West Tower, City Hall
 100 Queen St. W.
 Toronto, ON M5H 2N2,

Attention: Ms Ellen Devlin, Committee Administrator, Email: TEYCC@toronto.ca

Dear Councillor Layton and Members of the Council,

TE18.9 – Request for Direction Report– 18 Brownlow Avenue, 174-200 Soudan Avenue and 71-73 Redpath Avenue

We feel that this development represents a significant overdevelopment of this location and a more modest mid-rise development would be more appropriate for this site.

Regardless of the Ontario Municipal Board appeal, we remain open to participate in a continuing dialogue with the developer without the need for a full OMB hearing.

SERRA, the South Eglinton Ratepayers' and Residents' Association (SERRA), represents both condominium and home residents in the area immediately adjacent to this block-long 20 and 25 storey proposed rental project. Area residents are greatly concerned about the inappropriateness of this development and have made their views very clear to the developer, the City Planner and our Councillor at the Public Consultation meeting of May 30, 2016.

This development is planned immediately to the north of the long established low-rise neighbourhood of South Eglinton/Davisville and is at the south end of a stable mixture of townhouse developments and mostly, small to mid-size condominium/rental buildings. It is very close to Mt Pleasant Road and well removed from the busy Yonge – Eglinton intersection. The proposed development is outside the Yonge-Eglinton Urban Growth Centre.

In spite of community dialogue with the developer, no changes as discussed were incorporated in the application that was submitted to the Ontario Municipal Board.

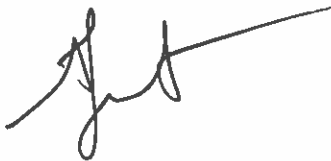
The currently proposed development significantly exceeds in height, mass and density every development in its immediate, adjacent surroundings (in every direction) and in our opinion, makes no realistic attempt to transition to the two-storey low-rise residential neighbourhood to the south across Soudan Ave. In fact, it represents a serious encroachment into a stable and established low-rise neighbourhood.

The development also doesn't respect the prevailing and recently enacted setback provisions along Soudan, Redpath and Brownlow Avenues, nor does it recognize the requirement for the creation of parkland on the site. All other, recent developments along Soudan have incorporated these setbacks and park requirements. The development also doesn't respect the regulations for angular planes.

We are concerned about traffic and pedestrian safety in the area and specifically on Brownlow Ave. The garage at the existing 18 Brownlow Avenue building will be expanded to accommodate approximately 500 vehicles while the existing on/off ramp on Brownlow Avenue will remain. The Eglinton Public School with 500 students and growing rapidly also has their entrance and large school playground on Brownlow Avenue.

We feel that this development of two towers of 20 and 25 storeys, squeezed onto a long, narrow strip of land (for the most part of only 100' depth) between a well-established low-rise residential neighbourhood and a stable mix of townhouse developments and predominantly small to mid-size condominium and rental buildings is a significant overdevelopment of this location.

Thank you for your consideration of these issues.

A handwritten signature in black ink, appearing to read 'Andy Gort', with a long horizontal line extending to the right.

Andy Gort,
President, SERRA

cc. Councillor Josh Matlow, Ward 22
Greg Lintern, Director, Community Planning, Toronto and East York
Giulio Cescato, Senior Planner