



April 26, 2018

MM39.33.1

To: Marilyn Toft, Marilyn.toft@toronto.ca

Re: Motion from Josh Matlow re Settlement Agreement for the 71-73 Redpath Ave. development (previously known as "18 Brownlow") – City Council Meeting, April 26, 2018.

Dear Mayor and Members of City Council,

On behalf of the South Eglinton Ratepayers' and Residents' Association (SERRA) and the 83 Redpath condominium (TSCC 2120), we are pleased that, after years of intense debate, negotiation, and extensive time and energy, a settlement agreement with the developer of "18 Brownlow," now referred to as "71 Redpath," has been reached.

The original proposal consisted of two tall towers (25 and 20 storeys), linked by a 4-storey base building on a complete block of Soudan between Brownlow and Redpath Aves., and 463 units and 302 new parking spaces. Those parking spaces were to be added to an existing garage already servicing two buildings (83 Redpath and 18 Brownlow Aves.) with a difficult-to-navigate shared driveway, ramp and underground access. Lastly, the development proposed virtually no green space.

Needless to say, the proposal amounted to a significant overdevelopment of the site.

When first submitted for approval, the original proposal was promptly opposed by our councillor, Josh Matlow, city planning and the community. After the minimum mandatory review time, the developer appealed the application to the OMB.

Forming a single Party, SERRA and the 83 Redpath Ave. Condo corporation (TSCC 2120), representing the immediate community, joined the city at the OMB and engaged an experienced legal and planning team to ensure professional representation. After many OMB pre-hearings, the city and community team, supported by our councillor, persisted in obtaining major concessions from the developer.

As a result, the project was scaled back to consist of one tower only, eliminating the

second tower and base building, and resulting in a dramatic reduction in units (from 463 to 180) and parking spaces (from 302 to 137). The development will also be situated on a significantly smaller lot size.

Along with the reduction to a single tower, fewer units and smaller lot size, we have gained the following major concessions:

- A much smaller, standalone garage with its own ramp (137 vs. 302 spaces).
- A three-storey podium at the base of the tower with a more neighbourhood-friendly townhouse design, to integrate more closely with the two- and three-storey homes on the south side of Soudan.
- A small park at the southwest corner of Soudan and Redpath with a financial contribution from the developer for the design and construction of the space.
- Ample setbacks of the project from the Soudan and Redpath street edge, providing room for plantings.
- Increased space between the townhouses of TSCC 2120 and the new tower.
- A reduction in height from 24 to 21 storeys, which at a height of approximately 69m (including penthouse) is the same height as a recently approved tower at 11 Lillian Rd. and lower than the existing 83 Redpath condo tower.

We are disappointed to have a project still at such a height at the edge of the apartment neighbourhood. However, the appeal of this application remains under the jurisdiction of the old OMB, and given the tendency of the OMB to render unpredictable and frequently unfavourable decisions, our lawyer, urban planner and urban designer, as well as the city legal/planning team, advised our councillor and the community to negotiate a settlement with the developer to lock in our gains and ensure the best possible outcome. After a period of intense negotiations, they felt that attempting to win further height reductions in a contested hearing would risk losing all the advantages of the agreement on offer, and possibly result in restoring the full 24 storeys and other concessions. As we were told at the start, at the OMB, no one goes away 100% happy.

We can state categorically that our councillor and City Council have played a pivotal role in the abolition of the OMB. For future development applications, the result of your efforts will form one of the cornerstones for restoring a sense of planning control in our neighbourhood. We thank you for your continuing advocacy for better local planning.

Please support the motion from Councillor Josh Matlow to accept the settlement offer.

Sincerely,

Andy Gort, President, SERRA  
On behalf of SERRA

Marsha Nicols, Secretary, TSCC 2120  
On behalf of TSCC 2120

c.c. Josh Matlow, Councillor, Ward 22.

A Athanasiu, Senior Policy Advisor, Office of Councillor J. Matlow, Ward 22

V. Eastwood, President, TSCC 2120

B. Marshall, Director, TSCC 2120

J. Auster, VP, SERRA