



July 4, 2018

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

RE: PG31.7: Midtown in Focus Supplementary Report

Dear Councillor Shiner and Members,
Planning and Growth Management Committee,

The South Eglinton Ratepayers' and Residents' Association (SERRA) represents the community of South Eglinton and Davisville Village in the SE quadrant of the Y-E Secondary Plan area. SERRA has proudly served our community for 50+ years.

We supported the request by the P&GM committee to conduct one more public consultation and appreciated the efforts by City Planning for organizing this meeting and offering various options related to reducing tall building height and increasing employment opportunities in the Eglinton Ave. corridor.

The latest City Planning report of June 26, 2018 titled *Midtown in Focus Supplementary Report* summarizes the findings of the public meeting of June 21, 2018 and offers 3 options for discussion at the July 5, 2018 P&GM Committee.

SERRA could support any of the 3 options, but would request that the following criteria be applied (in order of priority) in selecting the appropriate option for the new Yonge-Eglinton Secondary Plan:

1) it conforms to, is consistent with and has regard to the various provincial Plans, Policy Statements and provincial interests of the Planning Act.

2) it broadly supports the tall building heights of Midtown in Focus: Final Report (May 24, 2018) to ensure City Planning will not be compromised in seeking plan approval and in particular, approval for tall building heights from the Ministry of Municipal Affairs.

3) it supports the maximum possible employment opportunities (i.e. office, institutional or cultural provisions).

4) it supports the lowest possible additional "permitted" tower height in the Eglinton corridor (for future and current development applications not yet approved) after satisfying the above three criteria.

As active members of FoNTRA, SERRA supports the FoNTRA letter of the same topic of July 4, 2018, specifically regarding the phasing of new construction to match new transit and other needed infrastructure.

In addition, SERRA would again draw attention to the lack of school facilities in the Yonge-Eglinton Secondary Plan area and the urgent need to provide additional school capacity for local, walkable public schools. The TDSB has stated the immediate need for an additional school.

We also would like to direct attention to the lack of Parkland and Open Spaces in the Secondary Plan area as a high priority.

We compliment city planning staff for the extensive consultation over multiple years and their openness to incorporate a broad range of input.

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