



VIA EMAIL ([teycc@toronto.ca](mailto:teycc@toronto.ca))

January 11, 2018

City Clerk, Attention Ellen Devlin  
Toronto and East York Community Council

RE: TE2.4 – 22 Balliol St - Zoning Amendment – Request for Directions Report

**Overdevelopment of the 22 Balliol site and the Davisville apartment neighbourhood.**

Dear Chair and Councillor Gord Perks, TEYCC Members:

The South Eglinton Ratepayers' and Residents' Association (SERRA) strongly supports the Request for Directions Report from City Planning to oppose this application.

Particularly, SERRA is concerned about:

1. the lack of setbacks from the lot lines of the proposal, which will result in the loss of a heavily travelled mid-block connection between Balliol Street and Davisville Ave.
2. the height and mass of the proposed development at 38 storeys, towering above all other recent developments in the area.
3. the preponderance of smaller apartment units being proposed at the expense of offering larger two- and three-bedroom, family-friendly units.
4. an FSI of over 15 as an indicator of the overdevelopment of this relatively small site with the podium occupying approximately 65% of the site area and the tower floor plate significantly exceeding the recommended 750 sq m.
5. the loss of the only grocery store serving the Davisville apartment neighbourhood (within a 1.2 km radius). Although typically not considered a “planning” consideration, it will be a serious loss for the foreseeable future for this high-density neighbourhood. This area has a large number of seniors and young families, many without cars, so the loss of this store will be a hardship for them.

SERRA is also concerned about the aggregate number of development applications currently under review for this already dense apartment neighbourhood. In addition to this application, there are six other applications at 155 Balliol, 265 Balliol, 141 Davisville, 30 Merton, 176 Merton and 1951 Yonge representing a total of nearly 2,000 new units (along the potential of an affordable housing development on Merton).

The Davisville apartment neighbourhood is already experiencing extreme pressures on the TTC Yonge line (at peak hours), school capacity and community services, such as the lack of a library and recreation and daycare facilities. The approval of these applications will also result in a significant loss of green space in the neighbourhood with only one application offering on-site parkland dedication and to the best of our knowledge, no application providing for off-site parkland dedication inside the neighbourhood.

We therefore support City Planning's concerns as related to the PPS – Section 2 of the Planning Act, which provides policy direction to promote strong communities.

Lastly, a Request for Direction Report for 1951 Yonge, approved by City Council (TE31.14 of April 24, 2018), directed the City Solicitor to request the LPAT to withhold the issuance of any Order(s) on the Amendment (for the 1951 Yonge application), pending confirmation of water, sanitary and storm water capacity, necessary transportation infrastructure and public-school capacity.

We would like to understand why this application, which is only 1 block to the south of the 1951 Yonge application, would not require a similar request to withhold the issuance of any Order(s) on the Amendment for the same reasons.

Yours truly,

Andy Gort,  
President SERRA

Cc. Josh Matlow, Councillor Ward 12,  
Danny Brown, Senior Planner  
Oren Tamir, Manager, Community Planning, Midtown Section, TEY District  
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  
Daniel Castaldo, Strategy and Planning, TDSB  
SERRA Board