



VIA EMAIL (teycc@toronto.ca)

March 18, 2019

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

RE: TE4.19 – 265 Balliol St - Zoning Amendment and Rental Housing Demolition
Application – Request for Directions Report

Overdevelopment of the 265 Balliol site and the Davisville apartment neighbourhood.

Dear Chair and Councillor Gord Perks, TEYCC Members:

The South Eglinton Ratepayers' and Residents' Association (SERRA):

- 1) Strongly supports the Request for Direction Report for the 265 Balliol St. application. SERRA compliments the City planner, Danny Brown, for an excellent report and we appreciate his mention of concurrent development applications in this area.
- 2) Recommends that City Council request the City Solicitor to request the LPAT to consider cumulative impacts of proposed developments in, and adjacent to, the Davisville Village Apartment Neighbourhood currently under appeal.
- 3) Recommends that City Council request City Planning to provide a status update on the MIF Plan reports and actions that were requested when City Council adopted the MIF Plan in July 2018, and to include an engagement plan with the community.

Here is a link to the City Council MIF agenda item PG31.7, listing reports and actions:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.PG31.7>

Davisville Apartment neighbourhood development pressures:

Currently, there are 7 active applications in the Davisville area (5 appealed to the LPAT under the OMB rules), and more applications are expected. There are also plans for an affordable housing site within this area.

Reflecting this growth, we expect the population to increase from 9,000 (2016 census) to 15,000 residents within the next 5-6 years (a density of about 70,000 residents/sq. km, not unlike St James Town densities).

The Davisville area is already experiencing extreme pressures on:

- transit capacity at peak hours (on the Yonge Line 1 and at the small Davisville station)
- school capacity, despite the new Davisville School construction
- community services, such as daycare, recreation and library facilities
- walking and cycling mobility (long east-west blocks, lack of mid-block connectors, narrow sidewalks and lack of safe crossing points to subway and schools). This area relies heavily on public transit and has low car ownership.

The approval of these applications will result in a significant loss of green and open spaces of the “tower in the park” architecture without having parks to provide alternative green options.

Development is also likely to threaten existing employment locations along the north side of Merton St, which houses many not-for-profit organizations and other small businesses.

Lastly, the area offers minimal retail services with only a small grocery store, which is located at one of the proposed developments.

A bright spot is a new school (Davisville) and a community hub thanks to the foresight of Councillor Matlow, School Trustee Laskin and a group of committed residents. However, when this school opens, based on current population projections, and not considering new development applications, it will already be at capacity.

Overdevelopment of the Davisville neighbourhood – MIF Plan not in force

The MIF Plan (OPA 405) informed the density, height and specific locations of new development in the Yonge-Eglinton Secondary Plan area, including the Davisville neighbourhood, setting limits on development growth. Unfortunately, the MIF Plan is not in force, leaving the area exposed to an out-of-date existing Secondary Plan (2003).

None of the 7 applications for this area conforms to the MIF standards (built form, tower separation, setbacks, etc.), including two tower developments, where the MIF Plan did not permit towers.

Site specific LPAT appeals such as this one for 265 Balliol St. typically do not consider the **cumulative impact** of concurrent developments on the wider neighbourhood and yet this is one of our main concerns.

For the reasons stated, we think it imperative that the City Solicitor request the LPAT to consider cumulative impacts of proposed developments in, and adjacent to, the Davisville Apartment Neighbourhood and possibly use the MIF Plan as a framework.

Although restricting development appears counter intuitive considering the current housing shortage in the City of Toronto and the lack of affordable housing, we don't believe the answer is in rampant and ill-considered overdevelopment of apartment neighbourhoods such as Davisville.

Yours truly,

Andy Gort,
President SERRA

Cc. TEYCC members

Josh Matlow, Councillor Ward 12
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
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Danny Brown, Senior Planner
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