



October 27, 2020

12th floor, West Tower, City Hall

100 Queen Street west, Toronto, ON M5H-2N2

Attention: Marilyn Toft

By email to: councilmeeting@toronto.ca

CC25.4.1

**CC25.4: Support for 141 Davisville Avenue - Local Planning
Appeal Tribunal Hearing - Zoning By-law Amendment
Application - Request for Directions (Ward 12)**

Dear Mayor Tory and Members of City Council,

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

SERRA, as a Party at the LPAT, supports CAPREIT Limited Partnership's ("CAPREIT") settlement offer with respect to this application and its appeal of the application at the LPAT.

Furthermore, SERRA welcomes the additional offer made by CAPREIT to Councillor Matlow:

- 1) A mid-block connection between Davisville Ave and Balliol Ave to be situated along the east lot line of 111 Davisville Ave. The mid-block connection is to be secured through a POPS easement.
- 2) A community benefit contribution of \$200,000 of the community's choosing and rent abatement for residents of 141 Davisville Ave (to be structured in consultation with the City).
- 3) Right of First Refusal for tenants of the existing 141 Davisville building to relocate to vacant units on the Balliol side. CAPREIT to pay moving costs.

Settlement discussions took place during the proclamation of OPA 405, which permitted significantly higher development heights at this location (25 to 40 storeys). CAPREIT showed considerable flexibility by agreeing to lower the originally proposed development height of 16 storeys to 14 storeys.

Additional benefits CAPREIT will provide are upgrades to the existing 141 apartment building, access for existing tenants to the new, future indoor and outdoor amenities, including a children's playground and dog run. Furthermore, a POPS will be created at the corner of Davisville Ave and Pailton Crescent.

The Davisville apartment neighbourhood is experiencing significant development pressures, because of many concurrent development applications. As a result, population in the area is expected to increase from 9,000 residents (2016 Canada Census) to 16,800 residents, with more applications expected. The area lacks sufficient school capacity, parks and green open spaces, social services, recreation facilities, etc. It is also lacking in basic retail services with only a small grocery store in the area.

A positive initiative has been a series of planning workshops led by City Planning and Urban Design, involving all stakeholders, including local landowners, to study the opportunity to improve parks, open spaces, mid-block connectors, a new retail centre, etc. for the Davisville neighbourhood.

Thank you for your consideration,

Respectfully submitted,

Andy Gort,
President, SERRA

cc Councillor Josh Matlow, Ward 15
Gregg Lintern, Chief Planner and Executive Director
Wendy Walberg, City Solicitor
SERRA Board