



**VIA EMAIL (nycc@toronto.ca)**

March 9, 2020

City Secretariat, Attention: Marie Grieg  
North York Community Council

RE: NY14.7 – Preliminary Report - Zoning By-Law Amendment  
Applications – 717,719, 723 and 733 Mt Pleasant Rd. – SERRA  
preliminary comments

Dear Chair and Councillor James Pasternak, NYCC Members,

The South Eglinton Ratepayers' and Residents' Association (SERRA) is in support of the Preliminary Staff Report as tabled by City Planning and in particular, the direction to staff to evaluate this application as part of the Council directed Midtown Zoning review for the Taunton-Soudan-Mt Pleasant-Eglinton block.

We would also like to offer the following preliminary comments for the proposed development at 717-733 Mt Pleasant Rd:

**We fully support the March 9, 2020 letter, send to the North York Community Council from the Taunton and Mt Pleasant residents for agenda item NY14.7**

Specifically, SERRA finds that:

1) The height and massing of the proposed building leads to an overdevelopment of the site, especially when compared to the existing context of Mt. Pleasant Village.

- 2) Due to the extreme differences in height between the proposed development and the surrounding area, the development does not provide an appropriate transition to the adjacent buildings in every direction. The development being in the middle of the block further accentuates this difference in height.
- 3) Due to the size and height of the development, surrounding areas will experience a significant loss of natural sunlight, be negatively impacted by shadows, have sky views obstructed, and potentially be affected by high wind conditions.
- 4) Residents to the north, south and especially to the east of the development will experience a significant loss of privacy due to the balconies on the east side of the development and the outdoor amenity space at the 6<sup>th</sup> floor. Noise, dust and exhaust fumes at the rear of the development will also be a concern.
- 5) As a result of this development (and potentially future ones along this stretch of Mt. Pleasant Rd.), there likely will be significant traffic infiltration into the low-rise neighbourhood to the east, which can create traffic safety issues in an already heavily congested area.
- 6) The construction of the development will lead to destruction of trees on adjacent residential properties to the east.
- 7) The proposed architectural design of the development is monolithic and does not fit with the character of the Mt Pleasant Village.
- 8) This development will add to the cumulative impact of recent new tall and mid-rise buildings in this area on heavily constrained school capacity, community services, parks and open spaces, recreation facilities, transportation and infrastructure in the Yonge-Eglinton area.

We urge that these objections be addressed, that appropriate remedies such as mentioned in the Taunton/Mt Pleasant residents'

letter are considered, and that the developer undertake a major re-design of the proposal.

Furthermore, we support the Taunton/Mt Pleasant residents' request that a block study be undertaken for Mt Pleasant Rd. (east side) between Eglinton Ave. East and Soudan Ave.

Yours truly,

Andy Gort,  
President SERRA

Cc. Councillor Jaye Robinson, Ward 15  
Councillor Josh Matlow, Ward 12  
Al Rezoski, mgr. City Planning – North District, West Section  
Jason Brander, Senior Planner – North District, West Section  
Rachel Van Fraassen, Chief of Staff, Ward 15  
Tracy Luong, Policy and Planning, Ward 15  
Branda Yan and Steven Croth, Taunton Rd. residents  
Edith and Leonard Jerome, Mt Pleasant Rd residents  
Susan Simon, Falcon St. resident  
SERRA Board