



September 30, 2021

12th floor, West Tower, City Hall

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

Attention: Marilyn Toft

By email to: councilmeeting@toronto.ca

**CC36.10: 22 Balliol Street - Zoning By-law Amendment
Application - Ontario Land Tribunal Hearing - Request for
Further 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 Shiplake Properties Ltd.'s settlement offer with respect to this application and its appeal of the application at the LPAT.

We welcome the changes made from the original proposal such as:

- reduction of the podium from 3-to-8 to 1-to-4 storeys
- reduction in tower floor plate size from 815 to 750 sq m
- reduction of units from 429 to 399, with 40% of 2 and 3-bedroom units
- 3 metre wide midblock connection between Balliol and Davisville
- Requirement for a grocery store
- Increase of set backs of the podium from Balliol and increase of tower setbacks
- Affordable housing for 25 year duration and including larger units

The Davisville apartment neighbourhood is experiencing significant development pressures, because of many concurrent development applications.

As a result, population in the area will 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 and open spaces, social services, recreation facilities, and public realm. It is also lacking in basic retail services with only a small grocery store in the area (which will now be replaced).

A positive initiative was a planning workshop led by City Planning and Urban Design in 2020 (the "Davisville Workshop"), with participation of all local landowners and the community, to study the opportunity to improve parks, open spaces, mid-block connectors, a new retail centre, etc. for the Davisville neighbourhood.

With the agreed to modifications to the 22 Balliol application, this development will now substantially comply with the "Davisville Workshop"

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