



November 8, 2021

12th floor, West Tower, City Hall

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

Attention: Marilyn Toft

By email to: councilmeeting@toronto.ca

CC37.3 - 717-733 Mount Pleasant Road - Zoning By-law Amendment Application - Ontario Land Tribunal Hearing - Request for Further Directions

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.

The Taunton Road Residents' Association (TRRA) represents the interests of Taunton Road property owners, who are directly impacted by the Rockport Inc. development.

SERRA and TRRA, as Parties at the OLT, support Rockport Inc's settlement offer with respect to this application and its appeal of the application at the OLT.

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

- Reducing the height of the building from 27-storeys to 23-storeys, minimizing the size of the penthouse and slimming down the tower by removing corner balconies
- Making numerous building design changes on the east face of the building to reduce overlook issues such as relocating the internal/external amenity space, reducing the number of balconies, reducing terrace depth, including plantings along the edges of the terraces, and using solid materials on balcony sides, where appropriate
- Conveying to the City 7.5 m of unencumbered lands at the rear of the building to allow not only for a public laneway (6 m), but also for a treed

green buffer between the laneway and the east lot line. This will form part of a green transition between the development and the low rise neighbourhood to the east on the site of the development. The green buffer will also facilitate the survival of boundary trees at the abutting properties.

- Providing for the services of an independent arborist/landscape designer to the abutting residents during Site Plan development and construction to assist in the design of the landscaped buffer and associated fence and retaining wall, as well as with the potential for additional plantings in abutting resident's backyards

We appreciated the collaborative spirit of the mediation activities leading up to the finalization of the settlement agreement.

We would like to note the significant development pressures on the Mt Pleasant Station area (Mt Pleasant/Eglinton), due to many concurrent development applications.

The area has insufficient school capacity, and lacks parks, green and open spaces, social services, and recreation facilities.

Thank you for your consideration,

Respectfully submitted,

Andy Gort,
President, SERRA

Branda Yan,
Acting Director, TRRA

cc Councillor Jaye Robinson, Ward 15
Gregg Lintern, Chief Planner and Executive Director
Wendy Walberg, City Solicitor
SERRA Board
Branda Yan, Acting director, TRRA