



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

**CC37.2 - 700-730 Mount Pleasant Road, 214-226 Soudan Avenue, and
19-21 Brownlow Avenue - Zoning By-law Amendment - Request for
Further Direction Regarding Ontario Land Tribunal Hearing**

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 OLT, supports the Wells Gordon Limited 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 25-storeys to 21-storeys, including the reduction in height of the podium from 7-storeys to 4-storeys. We also appreciate the reduction in size of the podium floor plate.
- Providing for POPS areas with generous setbacks of the podium on Soudan Ave (9 m) and Brownlow Ave (5 m) and allowing for deep planting of two trees on those setbacks.
- Slimming the tower by locating balconies away from tower corners. Further opportunities to reduce balcony sizes would be welcomed.
- Ensuring a building design entirely within the 60 degree angular plane to the neighbourhood to the south.

We appreciate that the owners of the Briton House Retirement Centre, as members of the community, have been prepared to make significant changes to their application to ensure a more appropriate fit within the context of the neighbourhood.

We would like to note the significant development pressures on the Mt Pleasant Station area (Mt Pleasant/Eglinton) and the Soudan apartment neighbourhood, as a result of the many concurrent development applications. Due to ongoing development activity, the Soudan apartment neighbourhood population is projected to grow from 6,600 (2016 Census) to 17,000 residents and additional development applications are expected.

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

Thank you for your consideration,

Respectfully submitted,

Andy Gort,
President, SERRA

cc Councillor Josh Matlow, Ward 12
Gregg Lintern, Chief Planner and Executive Director
Alex Teixeira, Senior Planner
Alexander Suriano, City Solicitor
Wendy Walberg, City Solicitor
SERRA Board