



VIA EMAIL (nycc@toronto.ca)

February 26, 2021

City Secretariat, Attention: Carlie Turpin
North York Community Council

Re: NY22.10 - Preliminary Report - Zoning By-law Amendment
Application - 1466 to 1500 Bayview Avenue

Dear Chair and Councillor James Pasternak, NYCC Members,

The South Eglinton Ratepayers' and Residents' Association (SERRA) welcomes the Preliminary Report as prepared by City Planning and agrees with and supports the Issues identified in the report.

In general, we find that the proposed development represents an overdevelopment of the site for some of the following reasons:

- The proposed height of 9 storeys is too tall and runs counter to The zoning for this area.
- Setbacks from the property line (east/south side) are insufficient.
- Stepbacks on the east side should be increased.
- Stepback is required on the south side of the building.
- The building lacks transition to the Neighbourhood to the west (it does not conform to a 45-degree angular plane)
- The laneway needs to be unencumbered.
- The design of the building does not reflect the heritage Garden Suite Apartments to the east on Bayview.
- The massing along Bayview of the proposed development lacks articulation.

Furthermore, we are concerned about excessive noise of commercial vehicles in the laneway and traffic congestion at the Davisville Ave/Bayview Ave intersection.

We also have questions about the retail uses intended for this site. The grocery store is an important part of the community which should be encouraged to return (or another grocer to fulfill the community need).

Lastly, we encourage additional commercial/institutional use of the building above the first floor such as for medical offices, etc.

SERRA would welcome an opportunity together with other stakeholders to work with the developer to create a mutually satisfactory, community-appropriate application for this site.

Yours truly,

Andy Gort,
President SERRA

Cc. Councillor Jaye Robinson, Ward 15
Al Rezoski, Mgr. Community Planning
Kathryn Moore, Senior Planner
SERRA Board
LRA Board