



VIA EMAIL (nycc@toronto.ca)

October 12, 2021

City Secretariat, Attention: Carlie Turpin
North York Community Council

Re: NY27.7 – 537, 539, 541, 543 Eglinton Ave East Zoning
By-law Amendment Application – Refusal Report

Dear Chair James Pasternak and NYCC Councillors,

The South Eglinton Ratepayers' and Residents' Association (SERRA) welcomes the Refusal Report as prepared by City Planning and is in full support of the comments raised in the report.

We find that the proposed development represents significant overdevelopment of the site and more specifically SERRA supports City Planning's comments for the following reasons:

- The proposed height of 23 storeys is double the permitted height (8-12 stories) for this location as per OPA 405.
- In terms of the Tall Building Guidelines and OPA 405, the podium height, setback and stepback are completely inappropriate.

Respectfully,

Susan Simon

Member SERRA Board, Tall/Mid-rise Working Group

Cc. Councillor Jaye Robinson, Ward 15

John Andreevski, Acting Director, Community Planning, NY
District

Al Rezoski, Mgr. Community Planning

Jason Brander, Senior Planner

South Eglinton Ratepayers' and Residents' Association

Leaside Residents Association -