



VIA EMAIL (teycc@toronto.ca)

April 20, 2021

City Secretariat, Attention: Ellen Devlin

Toronto and East York Community Council

RE: TE24.30 – 190-200 Soudan Avenue and 18 Brownlow Avenue - Zoning Amendment and Rental Housing Demolition Applications - Preliminary Report

Dear Chair, Gord Perks and fellow TEYCC members,

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

We are seriously concerned about yet another Soudan area development adding to the cumulative impact of overdevelopment in this neighbourhood.

The population of the Soudan neighbourhood (Yonge-Eglinton-Mt Pleasant-Soudan) is expected to grow from 6,600 residents (2016 Canada Census) to approximately 17,000 residents as a result of already constructed as well as contemplated developments.

On a cumulative basis, the neighbourhood lacks community services such as schools, affordable daycare, recreation facilities, social services, and parks, open spaces, public realm, and high quality landscaping to support this development.

Transportation infrastructure (both active and vehicular) dates back to the residential neighbourhood of the 60s. At peak hours, the area experiences significant traffic congestion and is at serious risk of pedestrian/cycling safety incidents. **A comprehensive transportation study for the neighbourhood is urgently needed and improvements such as widening of sidewalks are recommended.**

More specifically related to this development:

1) The Soudan apartment neighbourhood is very deficient in open space, high quality landscaping and parks. The community **requests an on-site parkland dedication at the south side of the property to address the deficiency of parkland.**

2) The **18 Brownlow Ave site is not large enough to add a second tower**, due to

a) the proposed tower being only **6.9 metres** from the existing 18 Brownlow Ave tower, whereas the Tall Building Guideline stipulates a tower separation of **25 metres.**

b) the location of the proposed new tower being too close to the property line at Brownlow Ave (**2.5 metres**). A **5-metre** setback along Brownlow Ave is required for a greenway.

3) The proposed **tower is too tall.** It should be descending in height with further distance from the Yonge-Eglinton intersection, to transition down to Mt Pleasant Rd.

4) The proposed **tower does not transition well to the low-rise neighbourhoods to the south, plus the four-storey podium at the front of the development is not in keeping with the three-storey podium of 71 Redpath, under construction**

5) Opportunities for the provision of **affordable rental units** need to be considered for this application, as there is a significant lack of affordable rental units in this area.

Respectfully,

Andy Gort,
President SERRA

Cc. Councillor Josh Matlow, Councillor, Ward 12
Lynda H. Macdonald, Director, Community Planning
Oren Tamir, Manager, Community Planning, Midtown section
Alex Teixeira, Senior Planner
SERRA Board