



VIA EMAIL (teycc@toronto.ca)

May 19, 2021

City Secretariat, Attention: Ellen Devlin

Toronto and East York Community Council

Re: TE25.6 -1913-1951 Yonge Street, 17-21 Millwood Road and 22 Davisville Avenue – Request for Direction Report

Dear Chair, Gord Perks and fellow TEYCC Members,

The South Eglinton Ratepayers' and Residents' Association (SERRA) fully supports City Planning's Request for Direction Report to oppose the application as currently proposed.

This application was resubmitted with a considerable increase in height and massing after the provincial government nearly doubled the permitted heights for the Davisville neighbourhood as part of the provincial review of OPA 405.

At this landmark location on the NE corner of Yonge and Davisville with two proposed towers of 45/30 storeys and with a large podium, it dwarfs the adjacent neighbourhood to the north and east. The tallest adjacent building is the newly constructed J. Davis mid-rise condominium at 9 storeys and no future planned development in this NE quadrant is anticipated.

It is also located immediately adjacent to the nearly completed rebuilt of the Davisville public school and the to be constructed Davisville aquatic centre. With its high street wall, the development will create significant shadow, wind and sky view conditions for the surrounding neighbourhoods, but especially for the adjacent school and its playground.

Furthermore, the application does not adequately respect the significant heritage structure on this block, dating back to the 19th century of the Davisville village and the cultural heritage landscape of the existing traditional main street shops.

The physical placement of the building also does not provide for adequate public realm to allow for safe pedestrian movement on this corner of the Yonge-Davisville intersection, especially with the presence of the adjacent elementary school and aquatic Centre with the presence of school children.

Lastly, the sheer size of the development, which will potentially house 1500 residents will add to the cumulative and growing impact of too much development in this neighbourhood (projected to grow from 9,000 (2016) to 17,000 residents with further development expected). The Davisville area should easily meet the provincial density targets of the Major Station Transit Area (MTSA) policy. There are serious concerns about Yonge Line 1 and Davisville subway station platform capacity at AM peak hours (post Covid), adequacy of existing physical infrastructure, lack of school capacity and traffic safety (active and vehicular).

We would like to ask that the Request for Direction Report references the Davisville Workshop Report, which was a very positive collaborative effort between Davisville landowners, City Planning, the Councillor and the community, conducted in the Fall of 2020 to establish a public realm, park and retail plan for the Davisville neighbourhood as a further refinement of OPA 405. As a non-statutory effort, it is intended to provide direction for future Davisville development, and this application will be one of the first to apply the findings of that report.

Respectfully,

Andy Gort,
President SERRA

Cc. Josh Matlow, Councillor Ward 12
Lynda Macdonald, Director, Community Planning, TEY District
Oren Tamir, Manager, Community Planning, TEY District
Alex Teixeira, Senior Planner, Community Planning
David McMahon , President, the Oriole Park Association
SERRA Board