

# Summerhill Residents Association

123 Summerhill Avenue, Toronto Ontario, M4T 1B1

T: 416-967-7166, E: debbiejb@outlook.com

08 September 2021

**VIA EMAIL:** [teycc@toronto.ca](mailto:teycc@toronto.ca)

Ms. Ellen Devlin  
Toronto and East York Community Council  
2<sup>nd</sup> Floor, West Tower, City Hall  
100 Queen Street West  
Toronto Ontario M5H 2N2

## **Item TE27.7: 49 Jackes Avenue - Official Plan and Zoning Amendment Application - Request for Direction Report**

Dear Chair Perks and Councillors:

The *Summerhill Residents Association* ("SRA") is opposed to the proposed development at 49 Jackes Avenue – a site which touches the boundary between Wards 11 and 12, immediately adjacent to David Balfour Park for the reasons outlined in our letter to you of 21 February 2021 (attached).

Accordingly, the SRA strongly supports the recommendations of the City Planning Division, specifically, that City Council direct the City Solicitor and appropriate City staff to attend the Ontario Land Tribunal in opposition to the current Application.

Thank you for your consideration of our position.

Yours sincerely,  
**Summerhill Residents Association**



Deborah Briggs  
President

Copies:  
Councillor Mike Layton  
Councillor Josh Matlow  
Oren Tamir, Manager Community Planning, Midtown Section  
David Driedger, Senior Planner, Midtown Section

# Summerhill Residents Association

123 Summerhill Avenue, Toronto Ontario, M4T 1B1

T: 416-967-7166, E: debbiejb@outlook.com

21 February 2021

**VIA EMAIL:** [teycc@toronto.ca](mailto:teycc@toronto.ca)

Ms. Ellen Devlin  
Toronto and East York Community Council  
2<sup>nd</sup> Floor, West Tower, City Hall  
100 Queen Street West  
Toronto Ontario M5H 2N2

## **Item TE23.49: 49 Jackes Avenue – Development Application – Preliminary Report**

Dear Chair Perks and Councillors:

The *Summerhill Residents Association* (“SRA”) is opposed to the proposed development at 49 Jackes Avenue – a site which touches the boundary between Wards 11 and 12, immediately adjacent to David Balfour Park.

Following a ZOOM-Meeting with *Lifetime Development* (“Lifetime”) on 09 December 2020, the SRA performed a careful review of the planning rationales advanced by Lifetime and found them to be without merit. The proposed development fails to conform to the Official Plan development criteria for *Apartment Neighbourhoods*, breaches the development principles stipulated in the Yonge-St. Clair Secondary Plan, flouts the Area Specific Policy of the Secondary Plan, and ignores the Site Specific Policy of the Secondary Plan. The SRA summarized the findings of its preliminary analysis in a letter to the local Councillors and planning staff, dated 14 December 2020 (see **Attachment A**).

Starting in 2017, the *Rosehill Vision Committee* (“RVC”) has worked with Toronto Water on the planning and design of the Rosehill Reservoir Park to ensure the park’s design addresses the needs and desires of surrounding communities. The RVC has reviewed Lifetime’s development application in detail and identified a number of significant issues and concerns. It recommends that the application be rejected in its entirety (see **Attachment B**).

Thank you for your attention to our concerns.

Yours sincerely,

**Summerhill Residents Association**



Deborah Briggs  
President

### Copies:

Councillor Mike Layton  
Councillor Josh Matlow  
Oren Tamir, Manager Community Planning, Midtown Section  
David Driedger, Senior Planner, Midtown Section