



VIA EMAIL (teycc@toronto.ca)

October 13, 2021

City Secretariat, Attention: Ellen Devlin
Toronto and East York Community Council

RE: TE28.26 – 744-758 Mount Pleasant Road – Zoning By-law Amendment
Application - 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.

- The height and massing of the building in relation to the existing and planned context
- The building setbacks and stepbacks from the property lines
- The location and design of the midblock connection
- Shadow impact on Eglinton Public School and surrounding area
- Pedestrian level wind conditions
- 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.

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.

Respectfully,
Susan Simon,
Member SERRA Board, Tall Building Working Group

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