



VIA EMAIL (teycc@toronto.ca)

November 23, 2021
City Secretariat, Attention: Ellen Devlin
Toronto and East York Community Council

RE: TE29.27 – 61-75 Brownlow Avenue - Zoning 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 is strongly in support of the comments raised in the report.

Specifically:

- Suitability of the site to accommodate a tall building with appropriate setbacks and separation distance.
- Suitability of the proposed density and height in relation to the existing and planned context including Eglinton Junior Public School. Likelihood of extreme shadowing on the playground of Eglinton Junior Public School, especially during midday.
- Tower separation of 20.0 metres from the proposed tall residential building at 744-758 Mount Pleasant Road.
- Appropriateness of the tower setbacks from the adjacent properties to the north (only 5.5 metres) and south (only 10 metres).
- Base building setback of just 1.5 metres from the property line on Brownlow Avenue, which is identified as the *Midtown Greenway* in the Yonge-Eglinton Secondary Plan.
- Base building setback of 3 metres to the east and south.
- Lack of consideration for possibility for continuation of the mid-block pedestrian connection as shown on the Map 21-9 of the Yonge-Eglinton Secondary Plan, as well as the need to conduct a complete block plan for the east side of Brownlow Avenue and west side of Mt. Pleasant Rd. to gauge the cumulative impact of development in this area.

- Design of front entrances and front yards for at-grade residential units – privacy concerns with Eglinton Junior Public School, compounded by the loss of a grove of mature trees separating the proposed development from the school.
- Location and number of amenity spaces provided.
- Mix of unit types and sizes, with lack of consideration for affordable units.
- Pedestrian level wind conditions along adjacent street frontages and properties as well as the effect on the proposed amenity terrace.

We are also 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.

Respectfully,

Jane Auster,
Vice-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