



February 1, 2022

12th floor, West Tower, City Hall

100 Queen Street west, Toronto, ON M5H-2N2

Attention: Marilyn Toft

By email to: councilmeeting@toronto.ca

CC39.14 - 1913-1951 Yonge Street, 17-21 Millwood Road, and 22 Davisville Avenue - Official Plan and Zoning By-law Amendment Applications - Ontario Land Tribunal Hearing - Request for Further Directions

Dear Mayor Tory and Members of City Council,

The South Eglinton Ratepayers' and Residents' Association (SERRA) represents the community in the southeast quadrant of the Yonge-Eglinton Secondary Plan area. SERRA has proudly served our community for 50+ years.

SERRA, as a Party at the OLT, supports the Times Group Corporation's settlement offer – with our preference being Option 2 (“grocery store”) with respect to this application and its appeal of the application at the OLT.

We welcome the changes made from the original proposal such as:

- Reducing the height and size of the podium from 8-storys to 6-storeys. The two tower floor plates are approximately 750 sq metres.
- Providing for POPS areas with generous setbacks of the podium on the west side (Yonge Street) and south side (Davisville Ave - between the development and the remaining corner properties at 1909 Yonge Street/2A Davisville Ave).

The POPS on the south side of the development will remedy the existing narrow pedestrian passageway at the NE corner of Yonge and Davisville and also create a small square for community gatherings. The square will be adjacent to two proposed heritage designated buildings, commemorating the time that this corner and these buildings were at the centre of the nineteenth and early twentieth century of “Davisville Village.”

- Providing for a 6 metre wide driveway and 3 metre wide pedestrian and cycling connection along the east side of the Site, abutting the future Davisville Community and Aquatic Centre, and which will connect Davisville Avenue and Millwood
- Option 2 - our preferred option to address the desire of the local community to have more retail services provided in this rapidly growing Davisville neighbourhood: the option for the use of the second floor as retail space to provide for basic services such as a large grocery store.

We would like to note the significant development pressures on the Davisville neighbourhood as a result of the many concurrent development applications. Due to ongoing development activity, the Davisville neighbourhood population is projected to grow from 9,000 (2016 Census) to 20,000 residents and additional development applications are expected.

The area has insufficient school capacity, and lacks parks, green and open spaces, sufficient public realm, and social services.

We are very thankful for the foresight of our Councillor, Josh Matlow, the City, and community members to plan for the Davisville Community and Aquatic Centre, which will commence construction shortly.

The South Eglinton Ratepayers' and Residents' Association (SERRA), pending registration will henceforth be known as the South Eglinton Davisville Residents' Association (SEDRA).

Thank you for your consideration,

Respectfully submitted,

Andy Gort,
Past-president, SERRA (SEDRA)

cc Councillor Josh Matlow, Ward 12
Gregg Lintern, Chief Planner and Executive Director
Alex Teixeira,
Alexander Suriano, City Solicitor
Kasia Czajkowski
Wendy Walberg, City Solicitor
SERRA (SEDRA) Board