



April 5, 2022

12th floor, West Tower, City Hall

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

Attention: Marilyn Toft

By email to: councilmeeting@toronto.ca

**CC42.7 - 1710 - 1736 Bayview Avenue - Zoning By-law Amendment
Application - Request for Directions**

Dear Mayor Tory and Members of City Council,

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

The Leaside Residents Association (LRA) represents the residential community that lies within the former Town of Leaside, including the east side of Bayview Avenue.

SEDRA and LRA, as Parties at the OLT, support the proposed Settlement Agreement between the City and Gairloch Developments with respect to this application and its appeal of the application at the OLT.

We support the changes made from the original proposal including:

- Preservation of the mature trees along the one hundred metre rear (west) property line with the provision of a 7.5 metre "laneway equivalent" setback and a 4.5 metre underground garage setback from the rear (west) property line. These setbacks will also protect the boundary trees on the adjacent residential

properties and maintain a natural and green privacy screen between the development and the adjacent properties.

- Providing for the rear “lane equivalent” area to be a POPS, including mid-block connections (also POPS) to Bayview Avenue. The POPS will feature a publicly accessible walking path.

One of the mid-block connections will be in the middle of the property through a large notch (floors 2-4), that will allow daylight to penetrate into the interior space.

- Reducing the height of the building.
- Adhering to a 45 degree angular plane to the residential area to the west.
- Significantly increasing setbacks and step backs of the building, including on the north and south sides.
- Adding retail units at grade

We would like to thank the Parties at the mediation for their cooperation in achieving this Settlement Agreement, as well as Councillor Robinson for her support of this process.

Thank you for your consideration,

Respectfully submitted,

Andy Gort,
Past-president, SEDRA

And

Geoff Kettel,
Co-Chair, LRA

cc. Councillor Jaye Robinson, Ward 15
Jessica Braun, City Solicitor
Alexander Suriano, City Solicitor
David Sit, Director, Community Planning, North York District
Al Rezoski, Manager, Community Planning
Shelly Cham, Manager, Community Planning
SEDRA and LRA Boards