



Via Email (nycc@toronto.ca)

January 3, 2022

City Secretariat, Attention: Charlie Turpin
North York Community Council

Re: NY29.7 - 537, 539, 541 and 543 Eglinton Avenue East - Official Plan
Amendment Application - Refusal Report

Dear Chair James Pasternak and fellow NYCC members,

The South Eglinton Ratepayers' and Residents' Association (SERRA) supports the City Planning recommendation that the OPA application be refused 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
- The size of the base building and potential wind impacts associated with a tall building with limited step backs
- The proposed height of 23 storeys (double the permitted height of 8-12 storeys for this location as per OPA 405)
- The transition being provided to the Neighbourhoods designation to the south of the site is inadequate
- Shadow impacts on neighbouring residential properties to the north
- Adequacy of onsite parking, in particular visitor parking
- The application site and area east to Bayview require a "block plan" and specifically, that the reduced east tower setback compromises the ability to redevelop the remaining properties on this block by importing inappropriate building separations
- On a cumulative basis, the neighbourhood lacks community services such as schools, daycare space, recreation facilities, parks and open spaces

Generally, SERRA is in agreement with City Planning that the OPA is not consistent with the policy directions in the PPS (2020) and conflicts with the Growth Plan (2020) because it does not support the overall policies of the Official Plan and the Yonge-Eglinton Secondary Plan

Respectfully,

Susan Simon
Member SERRA Board, Tall/Mid-rise Working Group

c.c. Councillor Jaye Robinson, Ward 15
David Sit, Director, Community Planning, North York District,
Jason Brander, Senior Planner, Community Planning, North York District,
Al Rezoski, Mgr. Community Planning,
South Eglinton Ratepayers' and Residents Association,
Leaside Residents Association