



VIA EMAIL (teycc@toronto.ca)

January 5, 2022

City Secretariat, Attention: Ellen Devlin

Toronto and East York Community Council

RE: TE30.2 – 190-200 Soudan Avenue and 18 Brownlow Avenue - Zoning Amendment and Rental Housing Demolition Applications – Request for Directions Report

Dear Chair, Gord Perks and fellow TEYCC members,

The South Eglinton Ratepayers' and Residents' Association (SERRA) is in support of the various concerns about this development raised in the Request for Directions Report.

Specifically, we are concerned about

- a lack of provision of on-site parkland
- a lack of adequate separation distance between the proposed and the Existing 18 Brownlow towers
- the insufficient set backs of the building (above the ground floor) from the property line along Brownlow Avenue.
Brownlow Avenue is identified as a "Midtown Greenway" in OPA 405, requiring sufficient building set backs to allow for high-branching trees. The building is "cantilevered" over the Midtown Greenway.

We are also 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 sixties. At peak hours, the area experiences significant traffic congestion and is at serious risk of pedestrian/cycling safety incidents.

Respectfully,

Andy Gort,
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
South Eglinton Ratepayers' and Residents' Association (SERRA)