



VIA EMAIL (teycc@toronto.ca)

February 15, 2022
City Secretariat, Attention: Ellen Devlin
Toronto and East York Community Council

RE: TE31.39 – 50-64 Merton Street - Zoning By-Law Amendment - Preliminary Report

Dear Chair, Gord Perks and fellow TEYCC members,

The South Eglinton Davisville Residents' Association (SEDRA) welcomes the Preliminary Report as prepared by City Planning, and we are strongly in support of the comments raised in the report.

Specifically:

- The proposed height of the tower and base building in relation to the existing and planned built form context of the area including massing, transition and scale
- The potential impacts associated with the proposed massing, including but not limited to wind and shadowing of nearby open spaces and the public realm
- The proposed setback of the base building from Merton Street
- Need for a full review of the potential cultural heritage value of the building at 54-Merton Street
- Identifying opportunities to provide affordable rental housing units in the development
- Securing the proposed replacement office space in a site-specific by-law
- The location and amount of proposed indoor and outdoor amenity space
- The provision of high-quality building materials and on-site landscaping
- Determination of infrastructure capacity (water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development
- The appropriateness of the proposed tree removal, preservation, and replanting plans
- Parkland provision (land or cash-in-lieu)

We understand that there is a concern that this site be designated as a cultural heritage site for Girl Guides of Canada and believe this is an important part of the community history.

In addition, we are also seriously concerned about yet another Davisville area development adding to the cumulative impact of overdevelopment in this neighbourhood.

The population of the Davisville neighbourhood (Yonge-Davisville-Mt Pleasant-Merton) is expected to grow from 9,000 residents (2016 Canada Census) to approximately 18,000 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,

Greg Russell,
Tall and Mid-Rise Development Working Group, SEDRA

Cc. Councillor Josh Matlow, Councillor, Ward 12
Lynda H. Macdonald, Director, Community Planning
Oren Tamir, Manager, Community Planning, Midtown section
Robert Ursini, Planner
Keir Matthews-Hunter, Planner
SEDRA Board