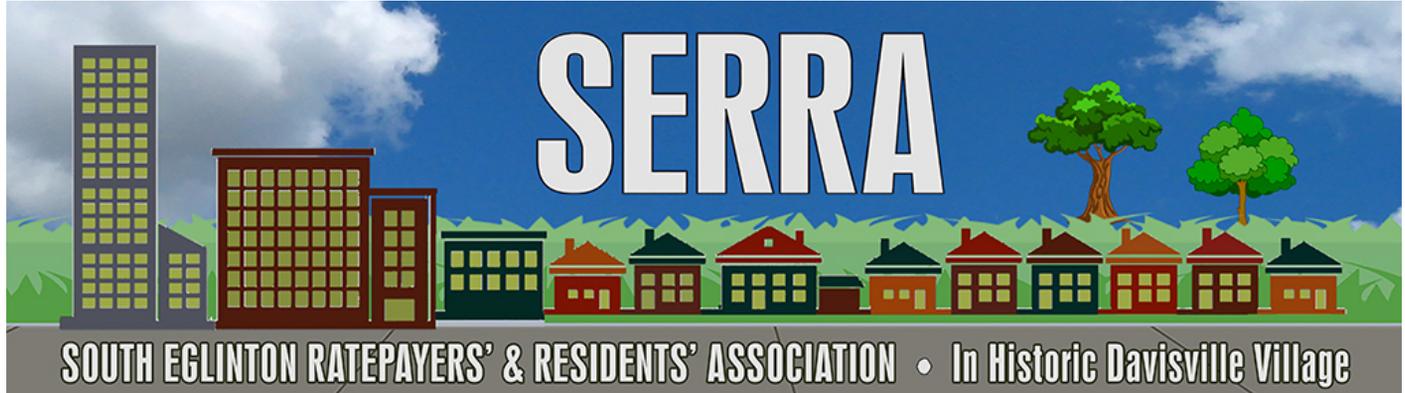


OUR CHANGING MIDTOWN ...

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Midtown Development is a Growing Monster!

Our Changing Midtown

Like everyone else, we have watched with great concern the impact of COVID-19. These are certainly unprecedented times.

The pandemic has also resulted in emergency measures to house Toronto's homeless population. Our community is now home to some of them at the Roehampton Hotel, with all the challenges and adjustments associated with opening a shelter within a residential neighbourhood. SERRA is participating in a Community Liaison Committee to be part of the conversation around homelessness in our city.

You might think that the focus on COVID-19 would slow development in Midtown. But, in fact, development – OVERDEVELOPMENT – has accelerated since the pandemic began.

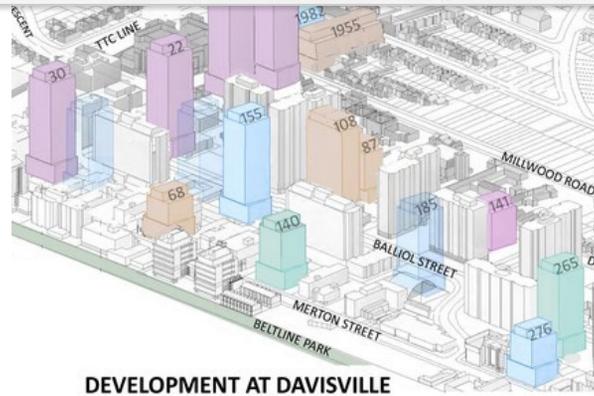
This overdevelopment is a clear attack on our quality of life since it comes without the necessary investment in new school capacity, parks and green spaces, social services such as daycares, Yonge corridor transportation infrastructure ... and the list goes on.

Invitation to our Annual General Meeting

Come to SERRA's first-ever virtual AGM/Town Hall on November 19th.

- *The Annual General Meeting begins at 6:30 p.m. with voting restricted to SERRA Members.*
- *Our councillors and school trustees will be participating in a Town Hall forum from 7 to 9 p.m.*
- *Everyone is invited to attend the Town Hall.*

Please read below for additional details on how to attend the meeting or check out our website at southeglinton.ca



Let's Drill Down on the Details

In just the southeast quadrant of Yonge-Eglinton (the SERRA area) we are forecasting an increase in population of 75% from 26,000 to 45,000 residents (since the 2016 Canada Census).

- The Soudan apartment neighbourhood alone will grow from 6,600 to 16,000 residents (+ 140% increase)
- The Davisville apartment neighbourhood from 9,000 to 16,600 residents (+ 85% increase), and
- We are also seeing development applications accelerating along Mt. Pleasant, Bayview, and Eglinton East.

New applications continue to be submitted and existing applications are being revised with dramatically increased heights and densities.

Click [here](#) for a map of the 37 SERRA area developments, and you can click [here](#) to find a summary table showing the detailed statistics for each of these developments.

To put this in perspective, the population in the SERRA area alone would compare with the population of Belleville or one and a half times the population of Orillia. Other Yonge-Eglinton quadrants are seeing similar explosive growth.

Why are all these development applications being submitted during all the COVID-19 uncertainty and a period of rising housing vacancy rates?

When a development application is approved, it results in a permanent legal right for the owner to build ... with no expiry date. Under COVID, a developer might delay construction, but rest assured, these developments will be built.



In June 2019 the Ministry of Municipal Affairs and Housing (MMAH) delivered a double knockout punch on behalf of the development industry:

Blow #1 was the dramatic rejection of City Council's proposed Midtown in Focus (MIF) plan in favour of much higher and denser permitted developments in the Yonge-Eglinton area (Official Plan Amendment 405)

Blow #2 was Bill 108, heralding a return to the unelected provincial Local Planning Appeal Tribunal (LPAT, formerly known as the OMB), and a dramatic relief for developers to pay into required infrastructure and community services funds.

And yes, our Councillors, City Council, SERRA and many other RAs and individuals actively lobbied the Premier and the Minister of Municipal Affairs and Housing to reduce the permitted heights and densities, especially with COVID-19 in mind, but to no avail.

SERRA is not opposed to development. In fact, on many occasions we support sensible and reasonable development appropriate to the neighbourhood and especially conforming to the City's MIF plan's proposed heights and densities.

Click [here](#) for a comparison for the SERRA area of City Council's proposed height plans and the heights allowed under the new provincial OPA 405.



SERRA Needs You

What actions has SERRA taken?

1. We are involved in every development application, including at the LPAT. SERRA is currently active in 13 development applications with 5 of those at the LPAT.
2. We advocate for Davisville area stakeholders' engagement, including the landowners/developers, to discuss the long-term future and quality of life for this neighbourhood. Workshops were recently held with the wide participation of the Davisville landowners. Surely, this is an incredibly positive direction!

How can you help?

1. SERRA is recruiting volunteers and especially volunteers with previous professional urban planning experience.
2. Join or renew your membership for 2021 now. Your voice makes us stronger!
3. Contribute to our Legal/Planning fund, to enable SERRA to continue to represent our community at the LPAT tribunal. SERRA volunteers provide their time, energy, and services free of charge, but at times like this we do require professional planning and specialty legal services.

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Our goal is to collect \$30,000. Join SERRA and donate [here](#)

How to Attend SERRA's Town Hall

If you are not a current member of SERRA, we would ask you to pre-register for the Town Hall at the following link.

When: Nov 19, 2020 07:00 PM Eastern Time (US and Canada)

Topic: SERRA AGM/Town Hall Virtual Meeting

Register in advance for this webinar:

https://us02web.zoom.us/webinar/register/WN_caSK-6VcSomoxS3inZcv_A

If you are unable to pre-register, you may join the Town Hall meeting at 7:00 p.m. Here is the link to join the webinar:

<https://us02web.zoom.us/j/82387651823>

Please check out our website at southeglington.ca for additional login details.



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