



733 Mount Pleasant Road

Development Status Update

December 2020

Hi Andy

Overview

This application is for a 27 storey building with 264 residential units, 126 parking spaces in a two level underground garage and retail on Mount Pleasant. The proposed development will be immediately adjacent to the rear of a number of homes on Taunton Rd. Originally the application was for a 9 storey building, but with the new provincial planning regulations (Official Plan Amendment 405), the allowable height range for this Mount Pleasant block is now between 35 and 20 storeys (Eglinton to Soudan – east side).

SERRA and the adjacent residents have voiced many concerns, as documented in a letter sent to City Planning, Councillor Robinson, and the developer:

[Read the whole article](#)



SERRA's Involvement at the LPAT

SERRA has many years of experience dealing with development applications and appeals, and over the last year participated in three Local Planning Appeal Tribunal (LPAT) settlements. We are currently active in 11 tall/mid-rise development applications of which 5 are at the LPAT.

SERRA strongly supports the Taunton Residents Association and the Issues we both have outlined, and together we will be stronger arguing our case.

SERRA's objective for this appeal is to arrive at a much lower and less massive development. We already have hired a professional planner and are developing our "planning" arguments.

Costs for community groups for an LPAT appeal (hiring a lawyer, planners, etc.) can be between \$75,000 to \$100,000. Due to previous experience, SERRA has been able to successfully self-represent with professional planning assistance. With donations we have been able to finance our LPAT participations and hope to do so with this appeal as well ... Our goal is to raise \$10,000.

To join SERRA or donate for this application ...

[Read the whole article](#)

Development Proposal Changes

Rockport, the developer, formally submitted changes for the development (November 2020). You can view changes on the City's Planning portal, called Application Information Centre:

[Review the Application](#)

Click button above and type in "733 Mt Pleasant"

Here is an overview of the changes:

1. The entrance to the underground garage has been re-located from the laneway at the rear to the interior of the building (when entering from Mount Pleasant). This will significantly reduce traffic at the rear of the building (lights, noise, exhaust). Both the Taunton Rd residents and SERRA had been advocating for this change. There will be less room for retail on the ground floor of the building.
2. The design of the building has also seen some changes with the replacement of wrap-around balconies with smaller, individual unit balconies with privacy screens (to block views of adjacent back yards). Also, the building has now been set back further from the curb at Mount Pleasant.
3. Rear Laneway area treatment - along the east lot line, the development will now include a 1.2-metre-wide planter and a 1.8-metre-tall perimeter fence. Rockport stated that at the rear, a 7.5-metre-wide open strip will be provided to allow for a surface easement.

However, Rockport has not changed the separation distance between the tower and the rear yards of the Taunton homes, which remains at 20 metres and the height at 86 metres (27 storeys).

City Council and City Planning Update

We are pleased that Councillor Robinson has strongly supported opposition to the currently proposed development.

As you may remember, the application was still being reviewed by City Planning when Rockport appealed the application to the LPAT. City Planning is now nearing completion of their review and then needs approval from City Council, which is expected in January. In the report, City Planning will recommend what specific aspects of the application they object to, and City Council will then authorize the City Solicitor to argue those objections at the LPAT.

LPAT Status for this Application



We had our first LPAT Case Management Conference (CMC) on November 5, 2020. The objective of a first session is to invite individuals and groups that want to take part in the appeal, to ask for status. The request can be for “Participant” or “Party”, with Party status allowing for more ‘say’, but also involving much more work and financial costs.

The developer, the City, the Toronto District School Board (TDSB), SERRA and the newly formed Taunton Residents Association were granted “Party” status. Requests by two residents for “Party” status, were effectively deferred to the next CMC meeting, but were granted “Participant” status. Three other individuals were also granted “Participant” status.

The next CMC meeting is scheduled for March 3, 2021.

Andy Gort, President SERRA



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