



April 24, 2017

Jennifer Keesmaat  
Chief Planner and Executive Director, City Planning  
City Hall  
100 Queen Street West  
Toronto

RE: NY22.4 Final Report - Official Plan and Zoning Amendment Applications - 90 Eglinton Avenue West, 17 and 19 Henning Avenue (Ward 16)

Dear Ms. Keesmaat,

This is to express our concerns about the staff report and its recommendations regarding the above noted item.

The North York Planning report states that:

*“The proposal represents an appropriate built form for a mixed use building with office replacement on site, and would provide a graduation of heights from the tall buildings within the Yonge-Eglinton Centre to the mid-rise form west along Eglinton Avenue West. The proposal provides an appropriate transition from Mixed Use Areas to Neighbourhoods.”*

The report recommends approval of the 92 Metre (24 storey) mixed use building (and parkland dedication for an off-site location) although 90 Eglinton Ave West is located in an “Avenue” designated area and 17-19 Henning Ave in an area designated Neighbourhood. This report and recommendation does not uphold the City of Toronto planning guidelines for “Avenues” and permits encroachment on residential neighbourhoods. By allowing the axial plane to be taken from the Neighbourhood designated properties on Henning rather than the Mixed Use designated property on Eglinton it permits the project to be higher than it would otherwise have been.

This recommendation appears to be at variance from Toronto and East York Planning District’s position in the case of 1674 -1684 Bayview Avenue, which also involved the acquisition by the applicant of Neighbourhood designated property adjacent to the Avenue designated property (in the latter case to be re-designated Mixed Use from Neighbourhoods). In that case the neighborhood designated lands were not allowed to be used for the axial plane calculation.

Each of the properties at 90 Eglinton West and 1674-1684 Bayview are in the Midtown in Focus Planning Study area and will create a precedent for other

development applications such as 1951 Yonge Street (*NE corner of Davisville and Yonge*), which is in a similar transition zone from a higher density area (south of Davisville Ave) to a residential neighbourhood designation (north of Davisville Ave). A portion of that property includes an area that is currently designated Neighbourhood.

It appears that the North York Planning, and Toronto and East York Planning Districts are making different recommendations for what are fundamentally similar planning situations. This would be of concern in any case, but especially in this case where the two sites are in the same Secondary Plan area.

Furthermore we understand that the Midtown in Focus Built Form Vision that includes the subject site will be publically revealed on June 3<sup>rd</sup>. In our opinion the final report on the property should not proceed pending the public presentation of the Built Form Vision findings, which include massing and height modeling based on all relevant planning parameters and constraints.

Given these serious concerns about inconsistent application of City Planning policy and the need to have full information available to the public, it is our intent to request deferral of the item at the North York Community Council on May 2, 2017.

Yours truly,

Geoff Kettel  
Co-Chair, FoNTRA  
129 Hanna Road  
Toronto, Ontario  
M4G 3N6  
[gkettel@gmail.com](mailto:gkettel@gmail.com)

Cathie Macdonald  
Co-Chair, FoNTRA  
57 Duggan Road  
Toronto, ON  
M4V 1Y1  
[cathie.macdonald@sympatico.ca](mailto:cathie.macdonald@sympatico.ca)

Cc: Councillor Christin Carmichael Greb  
Councillor Josh Matlow  
Joe Nanos, Director, North York District  
Gregg Lintern, Director, Toronto and East York District  
Kerri Voumvakis, Director, Strategic Initiatives  
Leo deSorcy, Program Manager, Urban Design, North York District

**The Federation of North Toronto Residents' Associations (FoNTRA)** is a non-profit, volunteer organization comprised of over 30 member organizations. Its members, all residents' associations, include at least 170,000 Toronto residents within their boundaries. The residents' associations that make up FoNTRA believe that Ontario and Toronto can and should achieve better development. Its central issue is not *whether* Toronto will grow, but *how*. FoNTRA believes that sustainable urban regions are characterized by environmental balance, fiscal viability, infrastructure investment and social renewal.