



May 24, 2017

12th floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2
Attention: Marilyn Toft

Dear Mayor John Tory and Members of City Council,

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

This is to express our strong opposition to the staff report recommendations regarding the above noted item. While FoNTRA does not normally comment on individual applications; however this case involves serious issues that need to be exposed. We expressed the same concerns at North York Community Council and were disappointed to see the local Councillor's motion to deny the application overruled by that body.

First, this report and staff recommendation does not uphold the City of Toronto Official Plan direction for "Avenues" and permits encroachment of high rise development in a residential neighbourhood. The report states:

"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 a 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 is located in an area designated Neighbourhood, 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.

In making this recommendation the North York Planning report appears to be at variance from Toronto and East York Planning's position in the case of 1674 -1684 Bayview Avenue, which is also located in the Midtown in Focus Planning Study area. 1674-1684 Bayview Avenue 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 neighbourhood designated lands were not allowed to be used for the axial plane calculation. It will also 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.

Second, the amount of office space replacement is only about half of that required, thus presenting an unfortunate precedent.

Given these serious concerns, we request that City Council deny the application at the May 24 to 26, 2017 meeting.

Yours truly,

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Cc: Jennifer Keesmaat, Chief Planner and Executive Director, City Planning Division
Joe Nanos, Director, Community Planning, North York District
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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.