



June 27, 2018

North York Committee of Adjustment
North York Civic Centre
5100 Yonge Street
North York, ON
M2N 5V7

Re: **1185 Eglinton Avenue East,
File No. A0368/18NY**

Attn: Mr. Dan Antonacci,
Manager & Deputy Secretary Treasurer, North District Panel

Dear Mr. Antonacci,

This is to express our strong opposition to this application to amend site specific zoning by-law 1183-2016 to permit “minor design revisions” to the previously approved 28 and 30 storey towers.

The request is summarized below:

	As approved	Request	Change
28 storey tower	28 storeys	29 storeys	1 storey
30 storey tower	30 storeys	31 storeys	1 storey
Total Residential units	638 units	659 units	21 (3.3%)
Total Area (Sq. M)	48,500 sq.m	50,371 sq.m.	1871 (3.8%)

We oppose this application because this project involves significant land use planning decisions (OPA, ZBA). The project’s height/massing and gross floor area limits approvals involved extensive staff review, public consultation, and OMB approval. Approvals by the City and the OMB should be considered as final, and not subject to alteration by a municipally appointed tribunal that normally deals with small scale residential (and occasionally commercial/industrial) development proposals.

In our view there should be an absolute prohibition on applications of this kind. Any application for change in a recently-enacted zoning by-law should be directed to Council, not to the CofA.

Yours truly,

Geoff Kettel
Co-Chair, FoNTRA
129 Hanna Road
Toronto, Ontario
M4G 3N6
gkettel@gmail.com

Cathie Macdonald
Co-Chair, FoNTRA
57 Duggan Road
Toronto, ON
M4V 1Y1
cathie.macdonald@sympatico.ca

Cc: Michael Mizzi, Secretary Treasurer and Director, Zoning and Committee of Adjustment

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.