

Leaside Property Owners Association Incorporated

**1601 Bayview Avenue, P.O. Box 43582
Toronto ON M4G 3B0**

June 6, 2014

Planning and Growth Management Committee
Attention: Nancy Martins, Committee Clerk
10th floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2
email: pgmc@toronto.ca

RE: Eglinton Connects Planning Study – Proposed Official Plan Amendments at June 19 Public Meeting

Dear Councillor Milczyn and Members of the Committee,

The Leaside Property Owners' Association (LPOA) provides this correspondence concerning the proposed new Site and Area Specific Policies (SASP) specifically the Policies affecting Leaside to be discussed at the (statutory) Public Meeting to be held on June 19, 2014.

The LPOA previously indicated in its October 2013 submission its strong support for the overall principles related to Streetscape and Building of Eglinton Avenue. We also indicated that we needed to review the specific directions proposed in terms of Official Plan Amendment, Zoning Bylaw Amendments and other planning instruments and measures, as they affect Leaside, especially the focus areas, i.e. Bayview and Eglinton, and the Laird and Brentcliffe block.

1. To provide for townhouses in the block on the south side of Eglinton, west of Hanna Road.

Presently both sides of Eglinton Avenue from Bayview to Sutherland consist of an intact stretch of two storey single family houses that is integrated seamlessly into the Leaside built form.

We oppose the proposed change to town houses in this area for the following reasons:

- Townhouses, especially the type of stacked town houses that are being built as infill projects today are a very different type of house form both physically and in the way they would function as part of the community (e.g. the possibility of underground parking) than what they would replace.
- The current single family houses are largely owner occupied and in good physical shape and not in need of replacement. Why demolish perfectly good homes to end up in landfill?

- Further, this block is included in the “area of character” that was identified in the Eglinton Crosstown Study “Heritage Analysis – The Metropolitan Avenue” report by ERA, October 2013. And it is within the area recently recommended for Heritage Conservation District nomination by North York Community Council. As such, the City’s apparent support for demolition and re-construction within the future HCD area will undermine the intent of the proposed HCD and represent an unfortunate precedent.
- The small amount of additional density to be produced in this short stretch is trivial in comparison to that will result from proposed land use changes in the Bayview or Laird/Brentcliffe Focus Areas.
- While the proposed SASP applies to this one small block, potentially it may lead to pressure for land use change in the blocks eastward on either side of Eglinton, creating potential instability for a much larger stretch of Eglinton.

2. Conceptual development scheme for the Bayview Focus Area

We do not have details of what is proposed and as such we withhold our comments.

We would also reiterate a more general comment about the economic impacts of the “up-zoning” that we previously made in October. We noted that implementation of the OPA changes through “as of right zoning” will result in an “unearned” economic benefit to affected landowners and a financial loss to the city (because section 37 benefits will be reduced or eliminated). We recommend that the city ensure that the benefit directly resulting from such public investment and regulation be appropriately returned to the public purse (through development charges or taxes).

Thank you for the opportunity to comment on these proposals.

Yours truly,

Geoff Kettel for

Geoff Kettel and Carol Burtin-Fripp
Co-Presidents

c.c. Councillor John Parker
Jennifer Keesmaat, Chief Planner and Executive Director, City Planning
Allen Appleby, Director, Community Planning North District
Lorna Day, Project Manager, Eglinton Connects Planning Study