

LYTTON PARK RESIDENTS' ORGANIZATION INC.
Box 45031, 2482 Yonge Street
Toronto, M4P 3E3

To: Mayor Tory and Toronto City Council clerk@toronto.ca

Date: May 17, 2017

Subject: NY22.4 - Final Report - Official Plan and Zoning Amendment Applications - 90 Eglinton Avenue West, 17 and 19 Henning Avenue

PROPOSED 24 STOREY TOWER

Lytton Park Residents' Organization respectfully requests that you support our Councillor's **MOTION TO REFUSE** an application to build a 24-storey building at 90 Eglinton Avenue West and 17/19 Henning Avenue at the City of Toronto Council Meeting scheduled for May 24 and 25, 2017 because of both **area-specific and city-wide concerns**.

This proposed expansion of the high-density growth node at Yonge and Eglinton has city-wide implications that have the potential to affect many other parts of the City:

- Approval would ignore and overturn City Council's decision in 2014 "that the five properties listed below (90 Eglinton Ave. W and four others) be recognized as included in the intent of Zoning Bylaw No. 569-2013 and the Eglinton Connects study as **mid-rise** sites despite there being previously filed applications."
- The proposed building will demolish an existing employment use (office building) and only replace 50% of the lost office space. This violates the City's Official Plan (OPA 231) and the Provincial Policy Statement. It is a dangerous precedent for other areas of the City where balanced mixed use growth is planned.

Moreover:

- The proposed 24 storey tower violates a "primary objective" of the City of Toronto's Official Plan (from the Yonge-Eglinton Secondary Plan) to "maintain and reinforce the stability of Neighbourhoods" and specifically to "protect [stable Neighbourhoods] from overshadowing from buildings located in abutting Mixed Use Areas."

- A tall building at this location, outside the boundary of the Provincial growth area, would establish a precedent that threatens all neighbourhoods abutting mixed use zones especially those close to high-density development and transit.

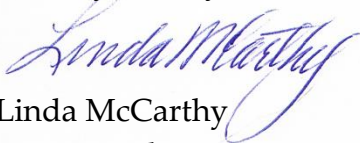
Yonge-Eglinton development is out of control, as shown in the Ontario *Places to Grow* graphic attached to this document. The 2031 population targets were exceeded in 2011. Services and infrastructure such as sewage, parks, schools, child care, and the Yonge subway line are seriously inadequate and overcrowded.

The City's "**Avenues and Mid-Rise Buildings Study**" received 4 prestigious awards including the 2012 National Urban Design Award from the Royal Architectural Institute of Canada. Among the jury comments: "The Avenues and **Mid-Rise Buildings Study** is a landmark document for Toronto and for urban design in Ontario. It is a model to be followed, setting up new standards and contributing greatly to the body of knowledge for an emerging Canadian Urbanism."

The Official Plan is about planning for development and managing growth, not just allowing development after development because it's near a subway. This development contravenes so many of the principles that Council and our professional planning staff have crafted to make our city liveable.

Don't let this happen. Do not support approval of this 24-storey high rise building on a mid-rise site that abuts a stable neighbourhood.

Thank you for your consideration of the above.



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Vice-President

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c.c. City Councillors

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BUILD COMPACT AND EFFICIENT COMMUNITIES

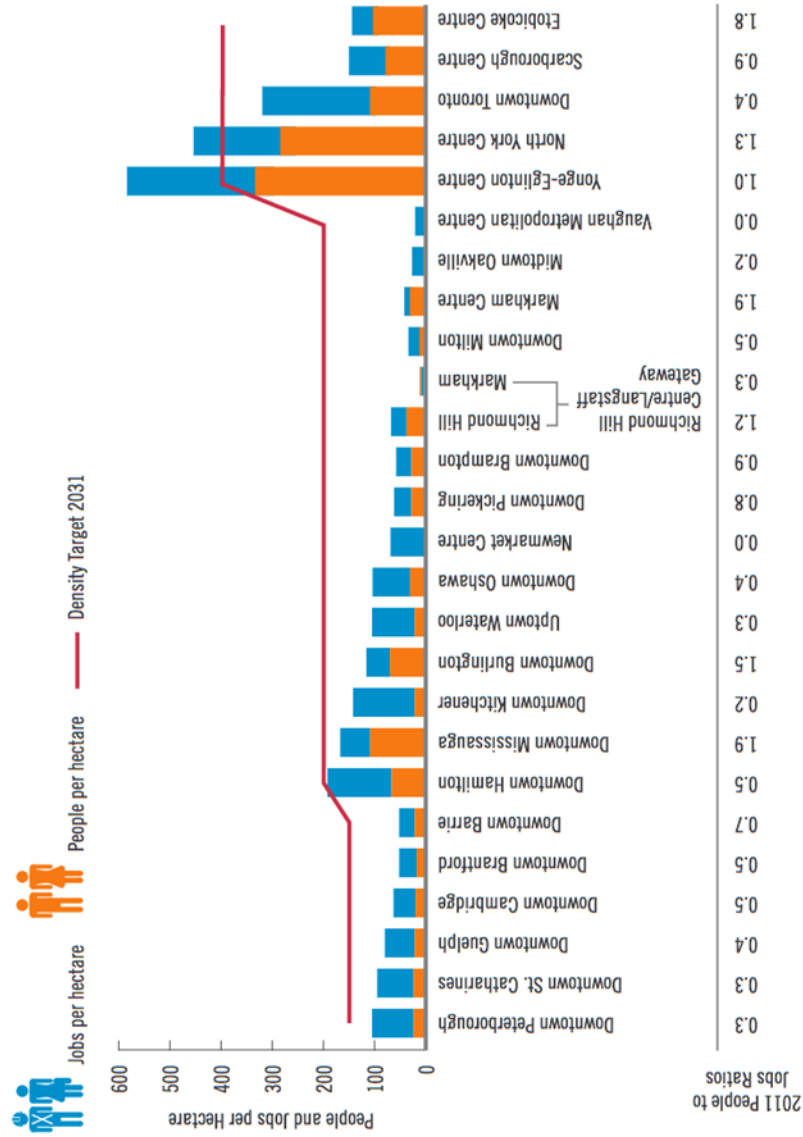
Considerations

Although data was available for 2006, Statistics Canada cautions against comparing 2006 and 2011 employment data, because of a change in methodology for collecting place of work data. For this reason, 2011 was used as the base year for this indicator.

The density targets established in the Growth Plan for these urban growth centres are shown by the red line in the graph.

The urban growth centres are at different stages of maturity, and have different characteristics.

POPULATION AND EMPLOYMENT DENSITY FOR 25 URBAN GROWTH CENTRES (2011)



Note: A value of 1.0 indicates a ratio of one person to one job.