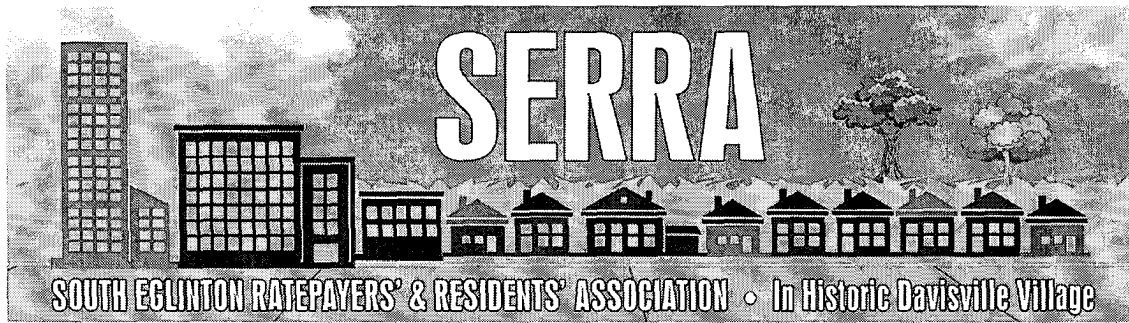


North York Community Council

From: Andy Gort <agort@sympatico.ca>
Sent: Wednesday, April 26, 2017 2:53 PM
To: North York Community Council
Cc: Jennifer Keesmaat; Joe Nanos; Gregg Lintern; Kerri Voumvakis; Councillor Matlow; Councillor Carmichael Greb; Councillor Shiner; Macdonald, Cathie; Geoff Kettel; Tom Cohen
Subject: NYCC meeting May 2, 2017 - SERRA letter Re: NY22.4 Final Report - Official Plan and Zoning Amendment Applications - 90 Eglinton Avenue West, 17 and 19 Henning Avenue (Ward 16)
Attachments: 90 Eglinton Ave West - letter NYCC mtg May 2, 2017.docx

Please find attached SERRA's (South Eglinton Ratepayers' and Residents' Association) letter for consideration by the members of the North York Community Council regarding the above item on the May 2, 2017 Agenda.

Thank you,
Andy Gort,
President, SERRA



April 26, 2017

City Clerk, North York Community Council

NYCC meeting May 2, 2017 - NY22.4 – Final Staff Report – Official Plan and Zoning Amendment Applications – 90 Eglinton Ave. West, 17 and 19 Henning Avenue

Dear North York Councillors,

On behalf of the South Eglinton Ratepayers' and Residents' Association (SERRA), I write to request that you not approve the recommendations of this report or at a minimum defer further action until inconsistencies in the application of City Planning policy for this development are resolved and until the Built Form Vision results of the Midtown in Focus initiative for this area are released.

SERRA represents the community in the SE quadrant of the Yonge – Eglinton intersection, and as with this development, is located in the Y-E Secondary Plan area.

We were surprised to read the North York Planning recommendations in the report, which do not appear to be following the City of Toronto Planning Policies and Guidelines for Mid-Rise developments on Avenues, allow encroachment on a Neighbourhood, and also don't adhere to OPA 231 – Office replacement (currently a 6-storey office building with minimal office space replacement proposed).

It is even more difficult to understand when several development applications in the Y-E Secondary Plan area are currently at the OMB, where the Toronto and East York Planning's position is for the developments to adhere to the City of Toronto Planning Policies and

Guidelines. In one recent case (1674-1684 Bayview Ave.) the City required the project to abide by the Avenue Mid-Rise guidelines and also did not permit encroachment into the adjacent Neighbourhood designated lands .

Approval of the Staff Report recommendation would represent a negative precedent for a recently submitted development proposal in SERRA's area; 1951 Yonge St. (NE corner of Davisville Ave. and Yonge St.). This site is also located on an Avenue with a portion of the site designated as Neighbourhood. It is adjacent to the Davisville Public School, and the community is concerned about creating a similar situation to the one that occurred at the John Fisher Public school on Keewatin Ave.

Given the concerns expressed above, we would ask that this item not be approved or at a minimum be deferred.

Yours truly,

Andy Gort,

President, SERRA

Cc.

Councillors Christin Carmichael Greb, David Shiner and Josh Matlow

Jennifer Keesmaat, Chief Planner & Executive Director, City Planning

Joe Nanos, Director, North York District

Gregg Lintern, Director, Toronto and East York District

Kerri Voumvakis, Director Strategic Initiatives

Cathie MacDonald and Geoff Kettel, Co-Chairs, FoNTRA

Tom Cohen, President, Eglinton Park Residents' Association