

NY 22.4.12

North York Community Council

From: Tom Cohen <tcohen@yorku.ca>
Sent: Thursday, April 27, 2017 10:03 PM
To: North York Community Council
Subject: 22.4 Madison letter attached
Attachments: EPRA chair letter re NYCC 22.4.doc

Dear NYCC

I attach my letter re Item 22.4, Madison, 90 Eglinton West, for the meeting of May 2.

I will speak to that letter at council.

Many thanks,

Tom Cohen, chair of Eglinton Park Residents' Association (EPRA)

April 27, 2017

To North York Community Council

Dear councillors,

On May 2, 2017, Eglinton Park Residents' Association will appear before the North York Community Council to speak to item 22.4, 90 Eglinton West.

Madison, the developer, proposes a 24-storey mixed use building, largely residential.

EPRA will argue for delay until after, on June 3, the Midtown in Focus Planning Group releases its designs for its study area west of Yonge Street.

Our reasons are several. Above all, the Midtown in Focus report will lay out the design context for built form both in the high-rise area east of Duplex and in the midrise area westwards along Eglinton.

EPRA is based on the nine square blocks between the intersection of Yonge and Eglinton and the edge of Eglinton Park. In the nine years since it was founded, it has been involved in many negotiations about big buildings, as, in our zone, the development pressure is intense. EPRA does not oppose development, but rather champions appropriate development, good design, and constructive city-building that serves Toronto's prosperity, growth, and well-being.

The proposed tower is in our terrain; it would sit at the bottom of Henning Avenue, a dead-end street housing a vibrant community of 27 houses, known for its friendships, its street festival, its children, dogs, and spirit. At 24 storeys, the building would devour Henning's sky, and loom over the houses caught behind its shaft. The transition to the neighbourhood would be abrupt.

Hoping to mitigate, the developer has bought two semi-detached houses, to the intense distress of one elderly couple bullied into selling. This purchase accomplishes an angular plane, but, as the planning document shows, that plane merely intersects the top of the second-storey windows. It is a plane not to the open sky but to a wall topped by far more wall, reaching heavenwards (See *Staff Report*, p. 34, See Attachment 2: West Elevation).

Meanwhile, we hear, in the Toronto-East York Community Council, such incursions into neighbourhoods have disqualified the proposals at 1674-1684 Bayview.

Our main reason for urging delay is that to permit this tower would almost certainly undercut the planning model for Eglinton west of Duplex, where midrise is the desired form. A tower in the wrong place, outside the Provincially mandated high-rise node,

Toronto, Ward 16
440 Duplex Avenue, Toronto, Ontario M4R 1V4

EglintonPark@gmail.com

would set a deleterious precedent, making good planning all the harder, anywhere on central Eglinton, not only in zone governed by Midtown in Focus, but all the way west to Weston Road or east to Laird.

Our councillor, Christin Carmichael Greb, desires that NYCC delay its decision on this project until June, after the Midtown in Focus study for west of Yonge comes out. At that point, we citizens and the councillors can address the merits of the Madison proposal in the clear light of the planning vision for Eglinton West near Yonge.

Yours sincerely,

Tom Cohen
Chair, Eglinton Park Residents' Association

Toronto, Ward 16
440 Duplex Avenue, Toronto, Ontario M4R 1V4

EglintonPark@gmail.com