

North York Community Council

From: Geoff Kettel <gkettel@gmail.com>
Sent: Monday, May 1, 2017 12:58 PM
To: North York Community Council; Francine Adamo; Councillor Carmichael Greb; Councillor Shiner; Councillor Pasternak; Councillor Colle; Councillor Augimeri; Councillor Burnside; Councillor Jaye Robinson; Councillor Filion; Councillor Minnan-Wong; Councillor Carroll; Tom Rakocevic
Cc: Macdonald, Cathie; Chief Planner Roundtable; Kerri Voumvakis; Joe Nanos; Gregg Lintern; Al Rezoski
Subject: NY22.4 Final Report - OPA and ZBA Applns - 90 Eglinton Avenue West, 17 and 19 Henning Avenue (Ward 16)
Attachments: FoNTRA 90 eglinton ave west NYCC May 2 2017.pdf

Dear Francine

The attached letter is submitted in regard to this item.
In addition I would like to register to speak to the item scheduled at 1030am.

Regards

Geoff Kettel
Co-President FoNTRA



May 1, 2017

North York Civic Centre
Main floor, 5100 Yonge St.
Toronto, ON M2N 5V7
Attention: Francine Adamo

Dear Chair Maria Augimeri and Members of North York Community Council,

RE: NY22.4 Final Report - Official Plan and Zoning Amendment Applications - 90 Eglinton Avenue West, 17 and 19 Henning Avenue (Ward 16)

This is to express our serious concerns about the staff report and its recommendations regarding the above noted item.

This report and recommendation does not uphold the City of Toronto Official Plan direction for "Avenues" and permits encroachment of high rise development in a residential neighbourhood.

The staff report states that:

"The proposal represents an appropriate built form for a mixed use building with office replacement on site, and would provide a graduation of heights from the tall buildings within the Yonge-Eglinton Centre to the mid-rise form west along Eglinton Avenue West. The proposal provides an appropriate transition from Mixed Use Areas to Neighbourhoods."

The report recommends approval of a 92 Metre (24 storey) mixed use building (and parkland dedication for an off-site location) although 90 Eglinton Ave West is located in an "Avenue" designated area and 17-19 Henning Ave is located in an area designated Neighbourhood. By allowing the axial plane to be taken from the Neighbourhood designated properties on Henning rather than the Mixed Use designated property on Eglinton it permits the project to be higher than it would otherwise have been.

In making this recommendation the North York Planning report appears to be at variance from Toronto and East York Planning's position in the case of 1674 -1684 Bayview Avenue, which is also located in the Midtown in Focus Planning Study area. 1674-1684 Bayview Avenue also involved the acquisition by the applicant of Neighbourhood designated property adjacent to the Avenue designated property (in the latter case to be re-designated Mixed Use from Neighbourhoods). In that case the

neighborhood designated lands were not allowed to be used for the axial plane calculation. It will also create a precedent for other development applications such as 1951 Yonge Street (*NE corner of Davisville and Yonge*), which is in a similar transition zone from a higher density area (south of Davisville Ave) to a residential neighbourhood designation (north of Davisville Ave). A portion of that property includes an area that is currently designated Neighbourhood.

It appears that the North York Planning, and Toronto and East York Planning Districts are making different recommendations for what are fundamentally similar planning situations. This would be of concern in any case, but especially in this case where the two sites are in the same Secondary Plan area.

Furthermore we understand that the Midtown in Focus Built Form Vision that includes the subject site will be publically revealed on June 3rd. In our opinion, the final report on the property should not proceed pending the public presentation of the Built Form Vision findings, which include massing and height modeling based on all relevant planning parameters and constraints.

Given these serious concerns about inconsistent application of City Planning policy and the need to have full information available to the public, we request that North York Community Council defer the item at the May 2, 2017 meeting.

Yours truly,

Geoff Kettel
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Cc: Jennifer Keesmaat, Chief Planner and Executive Director, City Planning Division
Joe Nanos, Director, Community Planning, North York District
Gregg Lintern, Director, Community Planning, Toronto and East York District
Kerri Voumvakis, Director, Strategic Initiatives
Leo deSorcy, Program Manager, Urban Design, North York District
Al Rezoski, Manager, Community Planning, North York District

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.