

NY26.55.3

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## BUILD TORONTO

September 9, 2013

Ms. Francine Adamo  
Administrator, North York Community Council  
5100 Yonge Street, Main Floor  
Toronto, Ontario M2N 5V7

Dear Ms. Adamo:

**Re: Direction Report – 1185 Eglinton Ave East Zoning By-law Amendment and City Initiated Amendment to Site and Area Specific Policy 76 NY26.55**

Thank you for the opportunity to provide comment regarding the above noted report. The report seeks direction on an appeal to the Ontario Municipal Board of an amendment to the Zoning By-law with regard to the development application located at 1185 Eglinton Ave. East. The report also provides a review of Site and Area Specific Policy 76 with regard to appropriate built form and density. Further, the report discusses the Eglinton Crosstown LRT as it may affect and be affected by development proposals in this area.

Build Toronto has property interests at the north west, south west and south east corners of Don Mills and Eglinton. The property at the south east corner (805 Don Mills Road), which could potentially be most affected by Site and Area Specific Policy 76, has been approved for transfer to Build Toronto.

While Build Toronto has no concerns with regard to the proposed recommendations of the report as they primarily deal with the specific development application at 1185 Eglinton Ave. East, there are several areas of the report where we are seeking clarification from Staff. To date, Build Toronto has been working closely with City staff from the Eglinton Crosstown team; however, we have not yet had the opportunity to discuss the implications, if any, of OPA 76 with Community Planning staff.

Build Toronto will be seeking a meeting with Community Planning staff prior to the November 13<sup>th</sup>, 2013 North York Community Council Statutory Public Meeting to discuss the report in an effort to seek further clarification around the proposed modifications to Site and Area Specific Policy 76.

Yours truly,

Carlo Bonanni  
Director of Development Planning

cc. Lynne Poole  
Alan Appleby  
Lorna Day  
Brian Gallagher

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