

Leaside Property Owners Association Incorporated

1601 Bayview Avenue, P.O. Box 43582
Toronto ON M4G 3B0

April 10, 2013

Planning and Growth Management Committee
10th floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Frances Pritchard, Committee Clerk

Re: PG 23.1 939 Eglinton Avenue East - Official Plan Amendment Application - Preliminary Report (Ward 26)

Dear Councillor Milczyn and Members of the Committee,

The Leaside Property Owners' Association provides this correspondence to express its preliminary comments on the above noted application at 939 Eglinton Avenue East. The Association appreciates that the applicant previously presented its proposal to a recent LPOA Directors meeting.

The application proposes to amend Official Plan Employment Areas designation for the site to permit a mixed use development with residential, office, retail and other commercial uses. The proposed development would include 10,000 square metres of office space, 6,600 square metres of retail space and 95,000 square metres of residential condominium space with 1,300 condominium units.

Some of our preliminary comments and concerns are:

- The proposal amounts to a major incursion into the Leaside Business Park of non-commercial uses. The proposed land use change is contrary to the Provincial Policy Statement, as well as the City's Official Plan. The question for the City is whether it is time to call a halt to the ongoing erosion of the Employment Lands designation in the Leaside Employment area.
- In addition, while the proposed land use designation proposal is Mixed Use, the proposed mix is heavily weighted to residential, rather than commercial. As such there are significant potential implications of the development on the need for services such as schools and medical facilities. Currently there is a lack of capacity in existing schools for any additional school children to be generated by the project.

- The massing, and density of the development is excessive, and out of character for the area, which includes a stable residential community to the immediate north.
- The amount of traffic generated by the project is a concern (this goes almost without saying!!), despite the premise of the application being access to the Eglinton Crosstown LRT. Good planning of the public realm and streetscape, and building in from the beginning a strong role for active transportation (walking, biking) are not particularly in evidence in the current plans.

In summary, the development as proposed essentially disregards its context, presenting a development that would appear to fit in more at a major intersection (like Don Mills and Eglinton, for example) but not in Leaside with its cultural heritage of separate but balanced residential and industrial neighbourhoods.

The staff report acknowledges that this application cannot be considered in isolation, that it needs to be considered in the context of two key planning exercises; the Municipal Comprehensive Review, and Eglinton Connects land use and streetscape study. While opposing the project as currently presented, the LPOA agrees with the staff rationale, and therefore supports the report's recommendation that the application be considered in the context of these two exercises.

The LPOA appreciates your consideration of our comments.

Yours truly,

Geoff Kettel for

Brian Athey
President, LPOA