

PG 34.1.26

Leaside Property Owners Association Incorporated

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

July 4, 2014

Marilyn Toft
12th floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2
email: clerk@toronto.ca

2014 JUL 4 PM 1 49
CITY OF TORONTO
SECRETARIAT 12 W

RE: City Council July 8 2014: PG 34.1 Eglinton Connects Planning Study - Phase 1 (Part 1) Implementation Report

Dear Members of City Council,

The Leaside Property Owners' Association (LPOA) provides this correspondence specifically concerning the Site and Area Specific Policy (SASP) proposal to provide for townhouses in the block on the south side of Eglinton, west of Hanna Road. Presently both sides of Eglinton Avenue from Bayview to Sutherland consist of an intact stretch of two storey single family houses that is integrated seamlessly into the Leaside built form.

We oppose the proposed change to town houses in this area for the following reasons:

- Townhouses, especially the type of stacked town houses that are being built as infill projects today are a very different type of house form both physically and in the way they would function as part of the community (e.g. the possibility of underground parking) than what they would replace.
- The current single family houses are largely owner occupied and in good physical shape and not in need of replacement. Why demolish perfectly good homes to end up in landfill?
- Further, this block is included in the "area of character" that was identified in the Eglinton Crosstown Study "Heritage Analysis – The Metropolitan Avenue" report by ERA, October 2013. And it is within the area recently recommended for Heritage Conservation District nomination by North York Community Council. As such, the City's apparent support for demolition and re-construction within the future HCD area will undermine the intent of the proposed HCD and represent an unfortunate precedent.
- The small amount of additional density to be produced in this short stretch is trivial in comparison to that will result from proposed land use changes in the Bayview or Laird/Brentcliffe Focus Areas.
- While the proposed SASP applies to this one small block, potentially it may lead to pressure for land use change in the blocks eastward on either side of Eglinton, creating potential instability for a much larger stretch of Eglinton.

Thank you for the opportunity to comment on this proposal.

Yours truly,

Geoff Kettel and Carol Burtin-Fripp
Co-Presidents

c.c. Councillor John Parker
Jennifer Keesmaat, Chief Planner and Executive Director, City Planning