

Francine Adamo

NY8.37.1

From: Geoff Kettel <gkettel@gmail.com>
Sent: Friday, September 4, 2015 5:43 PM
To: Francine Adamo
Cc: Carol Burtin Fripp; dag Enhorning; Councillor Burnside; Harold Madi; Joe Nanos; Mary (Planning) MacDonald
Subject: NY8.37 - 939 Eglinton Avenue
Attachments: LPOA Comments on 939 Eglinton East NYCC Sept 8, 2015.pdf

Hi Francine

Please find the submission from the LPOA on this agenda item, and ensure that it is part of the public record. We would like to speak to the item on Sept 8th.

Regards

Geoff Kettel for
Geoff Kettel and Carol Burtin Fripp,
Co-Presidents LPOA

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Leaside Property Owners Association Incorporated
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September 4, 2015

North York Community Council
North York Civic Centre
Main floor, 5100 Yonge St.
Toronto, ON M2N 5V7
Attention: Francine Adamo
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**RE: NY8.37 939 Eglinton Avenue East: Zoning By-law Amendment Application 15 141830
NNY 26 OZ**

Dear Councillor Augimeri and members of Council,

The Leaside Property Owners Association provides this correspondence regarding the planning application submitted by Diamondcorp for a Zoning By-law Amendment of the property at 939 Eglinton East.

The development proposes 1,500 residential units, 2,950 m² of retail space, 9,690 m² of office space, 1,639 parking spaces in 4 levels of underground parking, a 0.22 ha public park and a new 16.5 metre wide public road. The proposal is comprised of two development parcels. The north parcel is proposed to be developed with two residential towers with height 19 and 24 storeys connected by an 8-storey mixed-use mid-rise building along the Eglinton Avenue East frontage. The south end of the north parcel is proposed to be developed with two residential towers with heights of 31 and 34 storeys connected by an 8-storey mid-rise building along the north side of the proposed new public road. The south parcel is proposed to be developed with a 6-storey office building at the northwest corner of Brentcliffe Road and Vanderhoof Avenue and a new public park to the west.

A previous application for an OP Amendment for re-designation from Employment Lands to Mixed Use Areas for this property was made in 2013, to which the LPOA submitted comments in opposition. However the majority of the property was re-designated from Employment Area to Mixed Use Areas in December 2014 as part of OPA 231 following the Municipal Comprehensive Review.

Our comments are as follows:

1. Official Plan Conformity

The proposed zoning by-law amendment does not **conform to the intent of the Toronto Official Plan's "Mixed Use Areas" policies** for the following reason:

- i) As reflected in paragraph three of the “Mixed Use Areas” policies, the Official Plan envisages a decline in residential density as one goes from the Downtown, to the Centres, to the Avenues, and then to other “Mixed Use Areas”. As the City generally associates mid-rise development as being appropriate for the areas identified as Avenues, the proposed 19, 24, 31 and 34 storey residential “tall building development” is completely contrary to what the Official Plan envisions for Mixed Use Areas, particularly those **not** designated as an Avenue.

2. Eglinton Connects Planning Context

The Eglinton Connects planning work identified the need for a number of Focus Area studies along Eglinton Avenue. The Laird Focus area study was to examine the area bound by Laird Drive on the west, Eglinton Ave E on the north, Aerodrome Crescent on the east and Vanderhoof Avenue on the south, and therefore encompass 939 Eglinton Ave. East. Unfortunately the Laird Focus Area study has not begun. We understand that subject to availability of funds, the project may commence in 2016. The absence of the Focus Area study means that the suitability of the site for intensification has not been considered in any meaningful way.

3. Excessive and Inappropriate Massing and Density

While there is provision for office uses on the southern part of the site, the major component of the proposal is for high rise, high density residential development. The massing and density of the development is out of scale, and out of character for the area, which includes a low rise residential community north of Eglinton, town house (Hyde Park) and condo (Scenic) development farther east, and commercial uses to the immediate west, east and south.

This project is far bigger than any other project currently proposed for the Leaside area. This one project, if approved, would add an additional 1500 residential units (a 22.3% increase in the number of residential units currently in place in the Leaside residential area and Leaside Business Park). The implications of this for physical and social infrastructure (i.e. sewer, water, power) and human and educational services would be massive and may overwhelm existing service provisions. Such impacts need to be carefully considered – NOW!

4. Business Park Context

The implications of the proposal are difficult to evaluate in the absence of a detailed plan for the Leaside Business Park. The continuing erosion of the industrial base of the Business Park and its conversion to retail “power centres” on the Laird Drive side, residential on the east side, and “soft commercial” on Wicksteed negatively impacts, and threatens the future of the “core” industries of the Park. The City badly needs to consider the future direction of Leaside Business Park in light of these pressures in order to have a basis for decision-making on individual properties.

5. Traffic

The Leaside Community is experiencing major increases in traffic on Laird and on local streets near the subject property. With the ongoing construction associated with the Light Rail Transit and the commercial development to the south of the subject lands, it is imperative that a comprehensive traffic study be undertaken to ensure that whatever development is permitted on the subject lands will not cause a further deterioration in what is already a tenuous situation.

LPOA Recommendations to Council:

- that the proponent be asked to scale back the proposal to one that would be in keeping with the “Mixed Use Areas” policies;
- that the City move to accelerate the initiation of the Laird Focus Area Study and to consider expanding it to include the west side of Laird, the Eglinton Ave E frontage from Sutherland to Laird and the Leaside Business Park;
- that the proponent be asked to undertake a comprehensive traffic study to ensure that area’s existing traffic problems are not made worse; and
- that given the scale of the proposal that the notification area for the community meeting be extended to the whole of Leaside.

Geoff Kettel for

Geoff Kettel and Carol Burtin Fripp
Co-Presidents

c.c. Councillor John Burnside
John Nanos, Director, Community Planning, North York District
Mary MacDonald, Manager, Heritage Preservation Services
Dag Enhorning, President, Leaside Business Park Assn