

NY 14.25.7



May 10, 2016

Francine Adamo  
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Re: NY 14.25 Preliminary Report Official Plan Amendment Application – 90 Eglinton Avenue West, 17 and 19 Henning Ave. (Ward 16)

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

We are writing to express our opposition to this application, which is in effect a site specific amendment to extend the boundaries of the Yonge Eglinton Centre into the Neighbourhoods designated area, but without going through an appropriate (policy oriented) Growth Centre review process. The Yonge Eglinton Centre already greatly exceeds Provincial population targets established through the Growth Plan for the area.

As noted in the Preliminary Report, there are many planning policies and initiatives to take into consideration. The original (2012) development application for 90 Eglinton Avenue West raised issues of how much height and density is appropriate on that site, and this new application to expand into properties designated Neighbourhoods raises additional issues as to an appropriate built form transition of the Growth Centre.

The Official Plan designates this part of Eglinton Avenue as both a Mixed Use Area and an Avenue, and states that the re-urbanization of such areas will be subject to Avenue Studies. As such, we recommend:

- **that consideration of this application and the original 90 Eglinton west application be deferred and that a detailed Avenue Study be undertaken for the Mixed Use Area between Yonge and Chaplin Crescent to establish appropriate forms of development and transition to abutting Neighbourhood Areas.**

Yours truly,

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Cc: Joe Nanos, Director, Community Planning, North District  
Dianne Silver, Planner  
Tom Cohen, President, EPRA  
Sharon McElroy, Henning Avenue Residents

**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.