



June 28, 2017

12th floor, West Tower, City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2  
Attention: Marilyn Toft

Dear Mayor Tory and City Councillors:

**RE: NY22.4 Final Report - Official Plan and Zoning Amendment Applications - 90 Eglinton Avenue West, 17 and 19 Henning Avenue**

This is to express our strong opposition to the staff report recommendation to approve the OPA/ZBA applications for 90 Eglinton Avenue West at the City Council Meeting scheduled for July 5, 6 and 7 because of both **area-specific and city-wide concerns**. **We recommend that Council support Councillor Carmichael-Greb's motion for REFUSAL of the application.** **This proposed expansion of the high-density growth node at Yonge and Eglinton has precedent setting city-wide implications:**

1. Approval would ignore and overturn City Council's decision in 2014 "that the five properties listed below (90 Eglinton Ave. W and four others) be recognized as included in the intent of Zoning Bylaw No. 569-2013 and the Eglinton Connects study as **midrise** sites despite there being previously filed applications."
2. The proposed building will demolish an existing employment use (office building) and replace only 50% of the existing office space. This violates the City's Official Plan (OPA 231) and the Provincial Policy Statement to retain and increase employment opportunities. It is a dangerous precedent for other areas of the City where balanced mixed use growth is planned.

Moreover:

1. The proposed 24 storey tower violates a "primary objective" of the City of Toronto's Official Plan (from the Yonge-Eglinton Secondary Plan) to "maintain and reinforce the stability of Neighbourhoods" and specifically to "protect [stable Neighbourhoods] from overshadowing from buildings located in abutting Mixed Use Areas."

2. A tall building at this location, outside boundary of the Provincial growth area, would establish a precedent that **threatens all neighbourhoods** abutting mixed use zones especially those close to high-density development and transit.

Yonge-Eglinton development is widely seen as out of control, as shown in the Ontario *Places to Grow* graphic attached. The 2031 population targets were exceeded in 2011. Services and infrastructure such as sewage, parks, schools, child care, and the Yonge subway line are seriously inadequate and overcrowded.

The City's Official Plan is about planning for development and managing growth, not just allowing development after development because it's near a subway. This development contravenes many principles that have been endorsed by Council to make our city liveable.

**The Henning Avenue community supported by the Eglinton Park Residents' Association has been fighting for the preservation of their community for years. Please do not approve this 24-storey high rise building on a mid-rise site that abuts a stable neighbourhood.**

Respectfully submitted

Yours truly,

Geoff Kettel  
Co-Chair, FoNTRA

Toronto, Ontario

Cathie Macdonald  
Co-Chair, FoNTRA

Toronto, ON

Cc: Councillor Christin Carmichael-Greb

Jennifer Keesmaat, Chief Planner and Executive Director, City Planning Division

**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.

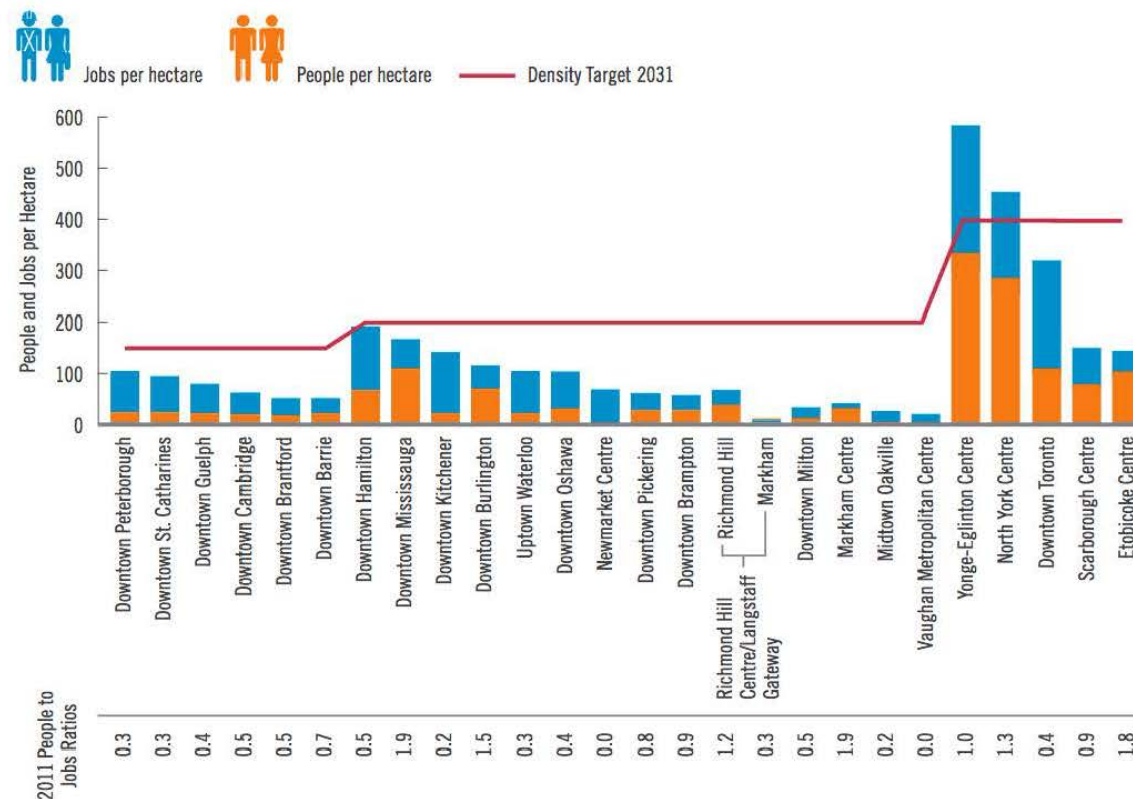
### Considerations

Although data was available for 2006, Statistics Canada cautions against comparing 2006 and 2011 employment data, because of a change in methodology for collecting place of work data. For this reason, 2011 was used as the base year for this indicator.

The density targets established in the Growth Plan for these urban growth centres are shown by the red line in the graph.

The urban growth centres are at different stages of maturity, and have different characteristics.

### POPULATION AND EMPLOYMENT DENSITY FOR 25 URBAN GROWTH CENTRES (2011)



Note: A value of 1.0 indicates a ratio of one person to one job.