



June 30, 2017

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

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

Dear Mayor Tory and City Councillors,

On behalf of the South Eglinton Ratepayers' and Residents' Association (SERRA), I write to **request that you support Councillor Carmichael-Greb's motion for refusal of the application.**

SERRA represents the community in the SE quadrant of the Yonge – Eglinton intersection, is part of the Y-E Secondary Plan area and is in close proximity to 90 Eglinton Ave East.

Like all of the Y-E Secondary Plan area, our SE quadrant is experiencing significant development pressures (in excess of 20 tall towers with 7000+ condo/rental units), contributing to overdevelopment as well as a **significant loss of existing office space.**

SERRA has the **following concerns re. office space replacement:**

- 1) Significant ongoing loss of office space in the Y-E area.
- 2) Unclear whether new office space at the Y-E TTC Bus Barn development will adequately make up for office space losses.
- 3) Active developments (at least 3) in the Y-E area with similar office space replacement issues with more applications to be submitted. Office loss at the 90 Eglinton Ave West development will send an immediate signal that replacement of existing office space is not a high priority issue for City Council and will set a precedent for OMB appeals.

Our request is for City Council to uphold OPA 231 to retain and increase employment opportunities.

As outlined in the letter of June 28, 2017 from FoNTRA re. the same Council item, there exist other issues with this development such as neighbourhood encroachment and excessive heights outside the Provincial Growth area in an area designated for mid-rise development, which warrant City Council to refuse this application.

Given the concerns expressed above, we would ask that this development not be approved.

Yours truly,

Andy Gort,

President, SERRA

Cc.

Councillors Christin Carmichael-Greb and Josh Matlow

Jennifer Keesmaat, Chief Planner & Executive Director, City Planning