

537, 539, 541 and 543 Eglinton Avenue East – Zoning By-Law Amendment Application – Supplementary Report

Date: October 25, 2021

To: City Council

From: Chief Planner and Executive Director, City Planning Division

Wards: 15 - Don Valley West

Planning Application Number: 21 191659 NNY 15 OZ

SUMMARY

At its meeting on October 13, 2021, North York Community Council considered a Refusal Report for the proposed Zoning By-law Amendment for 537, 539, 541 and 543 Eglinton Avenue East.

This supplementary report provides City Council with further information regarding the virtual community consultation meeting held on October 18, 2021.

DECISION HISTORY

North York Community Council adopted the Refusal Report, dated September 23, 2021 from the Acting Director, Community Planning, North York District at its meeting on October 13, 2021. The Refusal Report stated that a supplementary report would be sent to City Council reporting on the outcome of the virtual community consultation meeting, which had been scheduled for October 18, 2021, prior to Council consideration of this application.

A complete record of North York Community Council's recommendations relating to the subject application is provided at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.NY27.7>

COMMENTS

A summary of the community consultation meeting held on October 18, 2021 is provided below. Concerns and comments expressed by members of the public at the

meeting reaffirm the recommendations from City Planning staff in the Refusal Report (September 23, 2021).

Community Consultation

A virtual community consultation meeting was held by City Planning on October 18, 2021 which was attended by 75 members of the public, City Staff, the applicant and their team and the local Ward Councillor. E-mail correspondence from interested residents were also received by City Staff in advance and following the community meeting.

The following was raised at the community consultation meeting and in written correspondence to staff:

- Those in attendance were generally supportive of the recommendations in the Refusal Report to North York Community Council;
- Concerns with the height and density of the proposed building relative to the surrounding area and existing context;
- Concerns with the size of the base building and potential wind impacts associated with a building with limited setbacks;
- That the transition being provided to the *Neighbourhoods* designation to the south of the site is inadequate;
- Concerns regarding a general lack of affordable residential units being provided by the development and in the Yonge-Eglinton Area as a whole;
- Lack of open space and landscaping being provided on the site;
- The potential for water runoff and flooding of adjacent properties;
- Shadow impacts on neighbouring residential properties to the south and on the public realm;
- adequacy of the parking supply being proposed on site, including: site access, lack of visitor parking, current issues with lack of street parking, lack of proposed vehicular parking spaces relative to number of units, emergency access, and the justification provided by the applicant team for reduced parking amounts;
- Concerns regarding the availability of space in local schools and community facilities to serve the development; and
- Concerns regarding the amount of construction in the Yonge-Eglinton Area as a whole and resultant safety and noise issues associated with this specific development.

Conclusion

City staff continue to oppose the application as submitted. If a revised application is submitted, City staff will report further on any updated comments.

CONTACT

Jason Brander, Senior Planner
Tel. No. (416) 395-7126
E-mail: Jason.Brande@toronto.ca

SIGNATURE

Gregg Lintern MCIP, RPP
Chief Planner and Executive Director, City Planning