

To: North York Community Council  
From: EPRA  
Re: NY 22.4: the proposed tower at 36 Eglinton West  
Date: 21 February, 2021

Eglinton Park Residents' Association (EPRA) took part in the 2020 public consultation about the proposed 65-storey tower for 36 Eglinton West, proposed by Lifetime Developments. After that date, City Planning issued a report refusing approval. The developer then resubmitted and the matter is coming before NYCC as NY 22.4 in February 2021. The letter below reaffirms our opposition to this development proposal.

EPRA represents the residents of the nine square blocks north of Eglinton, west of Yonge, and east of Eglinton Park, with Roselawn our northern boundary. We have been deeply engaged in all planning exercises and development proposals on small territory, where the pressures are intense.

At the public meeting, EPRA learned that, in everything that is to their advantage, the new owners are hewing closely to the 2013 settlement at the OMB. The one element of the OMB settlement they have discarded is the 39-storey height. It confines them, so they ask for 65.

Thus it is that the proposed building has almost no office replacement. Thank the OMB for that!

And, again thanks to the OMB, instead of a separation of 25 metres from the western RioCan tower, the plans show a separation of 9 metres, so that office workers and residents will be all but sharing one another's lives. Moreover, if the two towers are so close, it will mean that, from almost everywhere except the north-south axis, we will see no sky at all between them.

At the street level, this proposal offers pedestrians no real amenity at all.

What troubles us most is the proposed height. At 65 storeys, this building is taller than the two current towers at Yonge and Eglinton, both of which have 59. The proposed 1 Eglinton East is just a little taller. The tallest tower on the Canada Square lands, only newly discussed, would also be taller, but discussions there are still unfolding.

The height would produce shadow on Eglinton Park and on the neighbourhoods to the west and north.

And it would bring wind, as the building's podium, given the small site, is necessarily modest. Indeed, even the developer's own wind-tunnel study points out a zone at the northwest corner where conditions would be unsafe for pedestrians. EPRA's own experience with local winds is that things often turn out worse than the experts have

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predicted, witness the frequent high winds at the intersection of Orchard View and Duplex, dire in winter.

When asked, at the public meeting, what this building offers us residents, the developer's planner was refreshingly honest. It offers you nothing at all, he told us. It just takes, we remark: it battens off local services, and local amenities. The planner was quite right: anything so tall is imposing on the physical neighbourhood and its public resources like parks, schools, transportation, and infrastructure, and giving nothing at all back, except one good thing, consumers for our local merchants.

When asked about replacing the lost offices, the developer cited a lack of elevators. Perhaps. But the developer of 1 Eglinton East has promised to replace the eight storeys of offices, below his condominium tower. If he can do this trick, why cannot Lifetime do the same?

In sum, EPRA wants to see a more modest proposal, one in better proportion to the small piece of land on which it aims to stand. And one that replaces the lost work-space.

cc: Jason Brander, Toronto Planning, Mike Colle City Councillor