



VIA EMAIL (nycc@toronto.ca)

February 26, 2021

Charlie Turpin, Secretariat Contact
North York Civic Centre
Main Floor, 5100 Yonge St.
Toronto, ON M2N 5V7

**Re: North York Community Council Meeting March 1, 2021 - Agenda Item NY22.4:
Refusal Report - Zoning By-law Amendment Application - 36-44 Eglinton West**

Dear Chair Pasternak and Councillors, NYCC :

The South Eglinton Ratepayers' and Residents' Association (SERRA) would like to re-submit our original letter from October 7, 2020 – NY18.4 for the current application, which is essentially the same application as previously submitted.

We strongly support the Refusal Report from City Planning and the objections raised in the report for this current version of the application.

An Ontario Municipal Board hearing in April, 2012 for a then proposed 48-storey proposal at this location found that a tower of approximately 118 metres of total height would protect for appropriate sunlight on Eglinton Park and the Neighbourhoods designated lands to the northwest of the property. A 39-storey (122.55 metre, including mechanical penthouse) mixed-use building was approved for the site by the Ontario Municipal Board through By-law 1117- 2013.

This ruling is still totally appropriate given the recently Provincially enacted OPA 405 (Yonge-Eglinton Secondary Plan). The site, being located at the westernmost edge of the Yonge-Eglinton Crossroads character area of the Yonge-Eglinton Secondary Plan calls for a height range of 35 to 65 storeys with the peak at the Crossroads and a gradual transition down in building heights in all directions. The OMB ruling of 39 storeys provided previously, fits within the Provincially prescribed height range.

In addition, the report mentions numerous additional objections such as:

- insufficient tower setbacks and step backs
- excessive shadow impacts such as on the Eglinton Park
- not meeting the intent of the City's Tall Building Guidelines such as tower separation
- insufficient office space replacement relative to what is existing on-site
- there is no pet amenity are

Please note that a Midtown Zoning Review is underway as part of the approval of Midtown in Focus in July 2018. The zoning review is being undertaken in phases. The majority of sites in the Yonge-Eglinton Crossroads Character Area have received site-specific development approvals or are identified as a Special Study Area. As such, the Yonge-Eglinton Crossroads Character Area is not included in the initial phase of the zoning review.

In summary, the development proposal is an egregious overdevelopment of this site and does not fit within its planned context.

Yours truly,

Andy Gort,
President SERRA

Cc. Councillor Mike Colle
Al Rezoski Acting Director, Community Planning, North York District
Jason Brander, Senior Planner
SERRA Board