



LYTTON PARK RESIDENTS' ORGANIZATION INC.
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**North York Community Council Meeting June 23, 2021 - Agenda Item NY25.7:
Request for Directions Report - Zoning By-law Amendment Application – 50, 60 and 90 Eglinton
Avenue West and 17 to 19 Henning Avenue**

The Lytton Park Residents' Organization (LPRO) is an incorporated non-profit association, representing residents living in the area bounded by Lawrence Avenue West to Roselawn and Briar Hill Avenues, Yonge Street to Saguenay and Proudfoot Avenue.

LPRO supports the recommendations of the City Planning Division that City Council direct City Legal and City Staff to attend the Ontario Land Tribunal in opposition to the application for a Zoning By-law Amendment for the lands at 50, 60 and 90 Eglinton Avenue West and 15 and 17 Henning Avenue.

The site was the subject of two previous development applications submitted by Madison Group, one for 50 and 60 Eglinton and the other for 90 Eglinton. The current proposal by Madison Group is a combined application for both sites which requests additional height and density.

The application involves the demolition of an existing office building at 90 Eglinton Avenue West. The proposal does not fully replace the existing office space onsite. The proposed office space is a reduction from the amount previously approved through the prior applications. The proposed office space fails to meet the intent of the office replacement policies of both the Yonge-Eglinton Secondary Plan and the Official Plan. In order for Yonge-Eglinton to remain a strong Centre, office space must be retained and expanded.

The proposed tower heights of 39 and 34 storeys fail to comply with the Yonge-Eglinton Secondary Plan, which states that building heights in the Henning Character Area should be 15 to 35 storeys decreasing to the west and north. The towers do not adequately scale down to the west nor do they respect the adjacent Neighbourhoods Area to the north. The Official Plan requires sufficient transition between Neighbourhoods and Mixed Use Areas. The tower heights fail to conform with both the Official Plan and Secondary Plan.

The impacts of the towers are further aggravated by the excessive tower floor plates and inadequate tower separation distance. Combined with the excessive height, the towers will create unacceptable new shadows on Eglinton Park, the only major public park in the Yonge-Eglinton Area. The shadows will also greatly impact the adjacent Neighbourhoods Area to the north.

The proposed office replacement, tower heights, tower floor plates, tower separation distances, shadow impacts on Eglinton Park and Neighbourhoods Areas are unacceptable and do not conform with applicable policies. The proposal will negatively impact the surrounding neighborhood and set a precedent for future inappropriate development. Additionally, the Developer proposes to renege on a portion of the Section 37 Community Benefits previously secured by the City. For these reasons, LPRO supports the Report's recommendation to oppose the application at the OLT.

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<https://lyttonparkro.ca/>

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Respectfully,
Maureen Kapral, Vice-President
Lytton Park Residents' Organization

c: Councillor Mike Colle
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