

June 21, 2021

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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**

Eglinton Park Residents' Association (EPRA) is located in the NW quadrant of Yonge and Eglinton, west of Yonge, north of Eglinton, east of Eglinton Park, and south of Roselawn, the park's northern boundary.

The proposed development is on our terrain.

Our association has been engaged with this proposed development from its very inception, when only 90 Eglinton West was up for discussion, and we have watched its eastward expansion, and its evolution.

We have been in close contact with the developer all along, with whom we have a history of open and frank exchanges. We appreciate Madison's roots in the local community and its willingness to dialogue with us citizens.

When Madison won a vote at NYCC to put 24 storeys at 90 West, EPRA went to the LPAT in a bid to block them, knowing well that the odds were long. We lost there.

At the end of the LPAT case, we learned from Madison and their lawyer that the developer had also acquired the old Toronto Hydro property. So, we entered into discussion with them, hoping to help shape the outcome.

On 9 July, 2018, Councillor Kristin Carmichael-Greb convened a meeting at North York City Hall. Present were Mr. Gordon Floyd and Carla Lutchman and I, for EPRA, the councillor herself, several members of the Madison team, and Mr. Al Rososky and Mark Chlon, from planning. At issue: would EPRA object to the compromise hammered out, in hard negotiation, between the planners and the developer, before the proposal went to the NYCC.

EPRA balked at the proposed heights of the two towers. The planners replied: look at all the compromises we have won: better separation, thinner profiles on the towers, good treatment of the heritage building, a widening of the sidewalk at Duplex, a good east-west passage, better office replacement than with 90 standing alone. We citizens listened, and then we huddled and conferred, and decided that, given the other benefits negotiated by the planners, we were willing to sacrifice on height.

And so we gave our nod.

Then, last year, Madison told us that, under bill 405, given financial pressures, they wanted thirteen more floors: seven on one tower, six on the other.

Long before the planning report came out, EPRA board debated our position. No, we said, we had a gentleman's agreement, among gentlemen and gentle-women, and we wanted to stick with it.

Now, the present planners' report on 50-60-90 Eglinton West alleges dissatisfaction with some traits about which the planners expressed satisfaction at that 2018 meeting. We are not sure if that means that tower-separations have changed again, or if second thoughts have arisen among city staff. But it is clear

that, for the planners, the new heights are certainly out of bounds, and EPRA concur with them on that: they exceed the allowance even in Bill 405, and they promise to shadow Eglinton Park, and the adjoining neighbourhoods to their west and north.

Accordingly, EPRA requests NYCC to accept the planners' recommendation and to refuse the emended design.