

Stanley Knowles Housing Co-operative
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June 22, 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**

The Stanley Knowles Housing Co-operative is a ‘vertical community’ located 1 block north and across Duplex Ave. from the proposed development which is the subject of discussion at the June 23rd meeting of NYCC. Our co-op consists of 104 units and we have a mandate to provide affordable housing for seniors in 2/3 of these units.

We have been involved in previous community consultations regarding this proposal.

The Stanley Knowles Housing Co-operative wants to go on record as supporting 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.

As the Planning report makes clear this development proposal fails to comply with both the Official Plan and Yonge Eglinton Secondary Plan in several respects which include but are by no means limited to:

- Tower heights of 39 and 34 storeys which fail to achieve sufficient transition between a Neighbourhood and Mixed Use area
- Failure to provide sufficient office space replacement as required in the Official Plan and the Yonge-Eglinton Secondary Plan
- Lack of adequate separation between towers

What is particularly objectionable about this development proposal is that it has been the subject of 2 previous development applications and the current proposal is worse than the previous ones. For example, Madison proposes to renege on a previous agreement with the City regarding Section 37 benefits.

This speaks to a lack of respect for both the community and Planning policies which is truly disappointing. We urge you to vote in favour of Planning’s recommendation to oppose this development proposal.

Best regards,



Ann King,
Chair, Community Liaison Committee
Stanley Knowles Housing Cooperative

cc. SKHC Board of Directors