

# **Leaside Residents Association Incorporated**

**1601 Bayview Avenue**

**P.O. Box 43582, Toronto, Ontario M4G 3B0**

October 12, 2021

North York Civic Centre  
Main floor, 5100 Yonge St.  
Toronto, ON M2N 5V7  
Attention: Carlie Turpin

## **RE: NY27.7 Refusal Report - Zoning By-Law Amendment Application - 537, 539, 541 and 543 Eglinton Avenue East (Ward 15)**

Dear Chair James Pasternak and Members of North York Community Council,

The Leaside Residents Association supports the above noted staff report, which recommends refusal of the application. The report provides a comprehensive summary of the issues regarding the application for redevelopment of this property located west of Bayview and Eglinton, and outside the Bayview Focus Area.

We agree with the staff report that the proposed development represents significant overdevelopment of the site, of a scale and order unanticipated by approved plans:

- The proposed height of 23 storeys is double the permitted height (8-12 storeys) for this location as per OPA 405;
- In terms of the Tall Building Guidelines and OPA 405, the podium height, setback and stepback are completely inappropriate.

In addition this development, if approved, would likely influence development densities on other sites in the area within and outside the Bayview Focus Area.

We appreciate and support the comments of the South Eglinton Ratepayers and Residents Association (SERRA) in whose area this site is located.

Respectfully submitted,

*Geoff Kettel for*

Geoff Kettel and Carol Burtin Fripp  
Co-Presidents

c.c. John Andreevski, Interim Director, Community Planning, North York District  
Jason Brander, Senior Planner, Community Planning, North York District  
Al Rezoski, Mgr. Community Planning  
Rachael Hillier, Office of Councillor Jaye Robinson