

Leaside Residents Association Incorporated

1601 Bayview Avenue

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

February 22, 2022

North York Civic Centre
Main Floor, 5100 Yonge St.
Toronto, ON M2N 5V7
Attention: Carlie Turpin, Committee Clerk
E-mail: NYCC@toronto.ca

**Re: NY30/18 943-963 Eglinton Avenue East and 23 Brentcliffe Road - Official
Plan Amendment, Zoning By-law Amendment and Plan of Subdivision
Applications –Preliminary Report**

Planning Application Number: 21 235960 NNY 15 OZ
21 235961 NNY 15 SB

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

The Leaside Residents' Association (LRA) provides the following comments concerning the above noted application which seeks to redevelop a 6.7 acre site at the southeast corner of Brentcliffe Road and Eglinton Ave E with 4 new mixed-use residential buildings (containing 1,279 units) ranging in height from 16 to 28 storeys. The proposal also includes 3,633m² of retail space, 937 parking spaces (769 for residents, 130 for visitors and 38 for commercial parking), a network of new public and private streets, two new privately-owned publicly accessible open spaces and a 3,378m² off-site public parkland dedication. The proposed overall density of the site is 3.8 times the lot area.

The LRA has undertaken a preliminary review of these applications and the City's Preliminary Report and has the following comments:

- Good truck access is essential for the viability of numerous businesses in the Leaside Business Park. Brentcliffe Road which is the main access into and out of the north end of the Business Park is already congested. There is concern that traffic generated by the development may further reduce access into and out of the Business Park and may result in additional traffic through the Business Park.
- If this development is to form part of a complete community, there is a need for more employment generating uses beyond the proposed retail development.

- It is important that Vanderhoof Ave. connect existing and future parks and open spaces, and provide:
 - A multi-use path and sidewalk on the north side of the street with a future connection east to the West Don River Trail; and
 - Additional trees within the setback area to create a double row of trees as envisioned by OPA 450.
- As parking within the proposed development is reduced on the assumption that people will increasingly use public transit, it is essential that the complex be designed to facilitate pedestrian access to the Laird LRT station.
- Support user demand related to residential and commercial development – identify appropriate locations and install Bike Share Stations to provide mobility solutions
- It is important that the proposed residential development does not result in additional air quality and other environmental constraints being placed on existing and future industrial uses to the south.
- It is important that the proposed building and road layouts mesh with the layouts west of Brentcliffe Road set out in OPA 450.
- There is concern over the adequacy of existing community services and physical infrastructure to support the proposal. As noted in the Community Services and Facilities Study, there is presently insufficient capacity in local schools.
- It is noted that the proposed building heights step down from west to east in line with the decline in building height moving away from the Leaside LRT station.
- While separate complexes, the base buildings and tower floor plates policies for this complex should generally be in keeping with those set out in OP Amd 450 for the lands to the west of Brentcliffe Road.
- Particular attention should be given to minimizing shadow and wind impacts on the townhouse development to the east of the proposal.
- It is unclear what provision is being made to include affordable housing in the proposal.
- As small scale retail uses are proposed for the site, consideration needs to be given to either increasing the size of some of these uses or to ways residents can easily access food stores and other larger retail uses further south. If residents don't have cars, they will need efficient ways to get their groceries and other large purchases home.

The LRA requests that NYCC recommend to City Council that notice for the community consultation be extended beyond the required 120 metres, to include an appropriate area north of Eglinton Avenue E, and east of the subject property.

The LRA appreciates your consideration of our comments and looks forward to participating in further discussions to resolve our concerns.

Yours truly,

Geoff Kettel for

Geoff Kettel and Carol Burtin-Fripp

Co-Presidents

c.c. Councillor Jaye Robinson, Ward 15
David Sit, Director, Community Planning, North York District
John Andreevski, Manager, Community Planning, North York District
Sarah Ovens, Planner, Community Planning, North York District
Leslie Kellen, President, Leaside Business Park Assn.