

Leaside Residents Association Incorporated

1601 Bayview Avenue

P.O. Box 43582, Toronto, Ontario M43G3B0

February 21, 2023

North York Civic Centre

Main Floor, 5100 Yonge St.

Toronto, ON M2N5V7

Attention: Matthew Green, Committee Clerk

E-mail: NYCC@toronto.ca

Re: NY3.5 – 943-963 Eglinton Avenue East and 23 Brentcliffe Road – Official Plan Amendment , Zoning By-law Amendment and Plan of Subdivision Applications – Appeal Report

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

Dear Councillor Pasternak and Members of North York Community Council,

The Leaside Residents' Association (LRA) provides the following comments concerning the above noted application which seeks permission to construct 4 new mixed use residential buildings (containing 1,279 units) ranging in height from 16 to 28 storeys (57.5 metres to 93 metres) with a total gross floor area (GFA) of 103,743 square metres. The subject property is located at the southeast corner of Eglinton Ave E and Brentcliffe Road and is currently occupied by several retail stores including Marshalls, Staples Business Depot, and Home Sense.

The LRA submitted comments on the Preliminary Report, participated in the Community Consultation Meeting, submitted further comments to the City following the Community Consultation Meeting and continues to work with the community to understand and relay its concerns.

The LRA is in support of Community Planning's Comments in the Appeal Report. Of particular concern are:

- the proposed shadowing and plan layout;
- the need for more employment generating uses in the development;

- the need to ensure that Brentcliffe Road continues to provide efficient access to and from businesses in the Leaside Business Park;
- the importance of fostering the Vanderhoof Greenway and link to the Don Valley ravine and trail;
- the lack of provision for affordable housing;
- the adequacy of proposed parking to serve both residential and non-residential uses; and
- concerns related to the adequacy of community hard and soft services to serve the development.

A copy of our April 12, 2022 letter to Sarah Ovens, following the Community Consultation Meeting, sets out our concerns in further detail.

Thank you for your consideration of our comments.

Yours truly,

Geoff Kettel for

Geoff Kettel and Carol Burtin-Fripp
Co-Presidents

c.c. Councillor Jaye Robinson, Ward 15
Trustee Rachel Chernos-Lin
David Sit, Director, Community Planning, North York District
John Andreevski, Manager, Community Planning, North York District
Michelle Charkow, Senior Planner, Community Planning, North York District
Sarah Ovens, Planner, Community Planning, North York District
Leslie Kellen, President, Leaside Business Park Assn
Herbert Behrend, President and Board Chair, Scenic on Eglinton 1&2 Toronto
Standard Condominium Corporation (TSCC) 2351

Attachment: April 12, 2022 LRA letter to Sarah Ovens

Leaside Residents Association Incorporated

1601 Bayview Avenue

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

April 13, 2022

Sarah Ovens
Planner, Community Planning
North York District

Re: **943-963 Eglinton Avenue East and 23 Brentcliffe Road - Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision Applications**

Dear Sarah,

This is to provide comments further to the Community Meeting held virtually on April 4, 2022. These comments are in addition to our earlier comments (February 22, 2022) on the Preliminary Report, dated January 27, 2022 (attached).

It appears to us that much of the community input at the Community Consultation meeting echoed many of the comments made in our earlier submission. So this communication is intended to reiterate and re-emphasize the key issues arising relative to the current (initial) development proposal.

1. Tower Heights and Plan Layout

Concerns were expressed about shadowing from the proposed four towers by Herbert Behrend from the Scenic Condos (east of the site) and from residents of Thursfield Crescent (north of the site).

While appreciating the contribution of the extensive Privately Owned Public Spaces (POPS) to the open space on the site there are also concerns about the proposed Private (rather than public) east-west road and whether this would reduce the opportunity for full tree growth and constrain future use of the space.

2. Mixed Use designation and “Live-Work” Community

We feel that the development should strive to be a “live-work community”, with a significant employment producing component, other than just Retail.

The provision of retail at the base of certain of the buildings which are otherwise residential does not in our opinion meet the intent of the Mixed Use designation, especially given that these are *former* Employment designated lands, located across

Vanderhoof from *existing* Employment-designated lands. In the case of the RioCan lands (815-845 Eglinton Ave. East) the final approved plan included a 6 storey office building (admittedly the RioCan lands continue to include a portion of Employment Lands which the Hyde Park lands do not).

3. Traffic issues arising from the interface of Industrial and residential uses

The Brentcliffe and Eglinton intersection acts as a major exit (eastbound to the Don Valley Parkway) for truck traffic from Leaside Business Park businesses. However the Hyde Park development is expected to bring a major increase in pedestrian traffic using the intersection, especially as the Brentcliffe and Eglinton intersection is on the direct walking route to the nearby Laird LRT station. Mary Chong, the spokesperson for the Leaside Business Park Assn (LBPA) in her comments recognised this concern, and suggested that the safer corner design proposed by the Renew Overlea Plan for the Beth Neilson/Thornccliffe Park Drive/Overlea Boulevard intersection would be a good model to emulate.

4. Vanderhoof Greenway and Ravine link

The approved Laird in Focus Plan (OPA 450) included streetscape and other green improvements that we strongly support, and would like to see activated as part of this development. Vanderhoof Ave. should connect to existing and future parks and open spaces, and provide:

- A multi-use path and sidewalk on the north side of Vanderhoof
- Additional trees within the setback area to create a double row of trees as envisioned by OPA 450.

And creation of an all weather trail connection from Vanderhoof to connect to the West Don Trail would open up an amazing “loop trail” opportunity for East Leaside residents, and create nearby access to longer distance trail options.

5. Affordable Housing

While the Leaside (Bayview) Station lies within the Protected Major Transit Station Area (PMTSA) it appears that the Laird Station is not. This means that the Hyde Park development project, lying as it does in the MTSA radius of the Laird LRT station, will not be part of Inclusive Zoning, and the affordable unit requirements. As such, it appears that the only provision for affordable housing in the development would be as a result of allocated Section 37 funding, not as a City requirement.

6. Service Impacts of the Development

With a total of over 4,000 units in the three new tower developments in Leaside East

(815-845, 939, and 943-963 Eglinton Ave.), we may expect an additional 8,000 residents or more. There is widespread concern over the adequacy of existing community services and physical infrastructure to support all the development projects along Eglinton Avenue. For example, as noted in the Community Services and Facilities Study, there is presently insufficient capacity in local schools.

The LRA appreciates your consideration of our comments and we look 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
Diane Ho, Transportation Planner, Transportation Services, North York District
Leslie Kellen, President, Leaside Business Park Assn.
Holly Reid, Co-Chair, Cycle Don Valley Midtown
Herbert Behrend, President, Scenic on Eglinton 1&2 TSCC-2351
Craig Hunter, President, Hunter Associates, Planners