

Leaside Residents Association Incorporated

1601 Bayview Avenue
P.O. Box 43582, Toronto, Ontario M4G 3B0

May 15, 2023

Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Matthew Green

RE: NY5.9 - 586 Eglinton Avenue East - Zoning By-law Amendment and Site Plan Control Applications - Appeal Report

Planning Application Number: 21 219614 NNY 15 OZ

Related Application: 21 237238 NNY 15 SA

Dear Chair Councillor James Pasternak and Members, North York Community Council.

The Leaside Residents' Association (LRA) is the residents association for the Leaside residential area located east of Bayview Avenue. While the above noted site is not in the LRA territory, it is located in the Bayview Focus Area, which encompasses an area both west and east of Bayview Avenue, and the Yonge-Eglinton Secondary Plan. This development, if approved, would likely influence development densities on other sites in the area within and outside the Bayview Focus Area. As such the development application is contextual to and relevant to Leaside.

The application seeks to replace an 8 storey medical office building on the north side of Eglinton Ave. East. west of Bayview with a 32 storey mixed-use building comprised of a 4 storey retail and office podium and a 28 storey residential tower above:

- 249 dwelling units,
- 16,989 m² of residential gross floor area,
- 4672 m² of non-residential gross floor area (4021 m² office and 651 m² retail)
- 80 parking spaces (72 residential and 8 visitor/non-res).
- The site has a frontage of 38.53 metres along Eglinton Ave E and a depth of 42.65 metres.

The LRA has undertaken a review of this application and the City's Appeal Report and has the following comments:

- This existing 8 storey medical office building and pharmacy provide a valuable and needed service to the community. It is gratifying to see that the existing 4,401 m² of non-residential GFA is to be replaced with 4,672 m² of non-residential GFA.

- The subject property is located within the Bayview Focus Area and the Station Area Core of the Leaside Transit Node. While the Province amended OP Amd. 405 to allow buildings between 20 and 35 storeys to be considered within the Bayview Focus Area, it appears that the intent of this policy is that buildings at the upper end of this range be in close proximity to the Leaside LRT station. As the subject property is not in the immediate vicinity of the station and given the height of existing abutting buildings along Bayview (4 storeys to the west and 5 to the east – both condos and unlikely to be redeveloped), **the proposed height of 32 storeys appears excessive and out of context with its surroundings.**
- The version of OP Amd. 405 adopted by City Council proposed a maximum height of 14-16 storeys for the subject property (Map 21-15). While the Province deleted Map 21-15 in approving Amd. 405, **the proposed building's height is over twice what the City felt was appropriate for this location.**
- The FSI of the proposed development is 13.17 which is far in excess of other developments recently approved in the vicinity. This in conjunction with the proposed height suggest that the **scale and mass of the proposal is excessive and out of context.**
- The proposal would appear to **lack reasonable transitioning** to the townhouse development immediately to the north and to the low rise development on the west side of Bruce Park Avenue – both areas designated “Neighbourhoods”. This lack of transitioning would have a particularly negative impact on privacy, daylight, sky view and sunlight/shadow for both these residential areas and the nearby public realm.
- The Community Services and Facilities Report prepared by Bousfields indicates a tight supply of elementary and secondary school facilities in the area. The adequacy of some other services are not really addressed as Covid made it difficult to obtain current information. Neighbourhood schools are a critical component of any complete community and need to be made available as development occurs.
- It is unclear how this application is enhancing the availability of affordable housing as referenced in OP Amd 405, 7.4.
- Assuming some of the non-residential space in the proposed building will be used for doctor's offices catering to an aging population, the number of proposed parking spaces (80) would appear insufficient notwithstanding that the proposed development is on the LRT.
- Although a servicing report has been submitted as part of this application the question is whether, given the numerous other significant proposals under consideration nearby, the cumulative impact of the developments has been considered, or the individual impact of one application?

In conclusion, the LRA is of the opinion that the proposed building is excessively tall and its mass is not in keeping with its context.

As such the LRA strongly supports the staff report recommendation:

- **that City Council direct the City Solicitor and appropriate City staff to attend the Ontario Land Tribunal in opposition to the Zoning Bylaw Amendment for the lands at 586 Eglinton Avenue East.**

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. David Sit, Director, Community Planning, North York District
Jason Xie, Planner, Community Planning, North York District
Dora Fischer, Broadway Area Residents Assn (BARA)
Sue Simon, Director, South Eglinton Davisville Residents Assn (SEDRA)