

5 September 2023

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Dear Members of North York Community Council:

NY7.2 – 2350-2352 Yonge Street - Zoning Amendment Application - Appeal Report
North York Community Council Meeting, 7 September 2023

**Support for Recommendations in the Report of the Director, Community Planning,
North York District**

EPRA (Eglinton Park Residents' Association) is the incorporated residents' association on the nine square blocks in the northwest quadrant of Yonge and Eglinton. We have been active locally for some sixteen years and have engaged in a constructive spirit in negotiation and mediation around many developments on our little territory. We are, among other things, deeply involved in the Working Group struck to enhance discussion of the evolving plans for the big Canada Square development in the southwest quadrant of our major intersection.

We favour good planning, good public realm, and a vibrant neighbourhood. We do not oppose densification, and the arrival of new neighbours. We do, meanwhile, aim for balanced growth, with the services and spaces a growing population requires.

We have taken very active part in local planning, especially in the long consultations that produced the Montgomery Square Block Study for the block this development aims to occupy, and Midtown-in-Focus, the predecessor to the current Yonge-Eglinton Secondary Plan the province imposed. Our comments have those energetic planning exercises in mind.

To our eyes, the problems with the proposed tower are several: its many tiny apartments, many of them under 350 square feet, are not suitable for comfortable living, even for single occupants. It has no parking at all and lacks ample street frontage, so that service vehicles will have to access it by a tunnel-like passage under Whitehaus condo. That lack of frontage is particularly troublesome for residents who might need a taxi, or Wheel-trans, or even an ambulance, as the only parking would be two slots on Yonge, not

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reliably free, or some very awkward arrangement on Orchard View, slipping in on foot behind the present Royal Bank. And, even were that strange arrangement laid out, Orchard View is a very difficult street for parking, as it meets Yonge at an awkward dog-leg and is often jammed with traffic.

Our board asked ourselves if the applicant was indeed serious with this application, or whether, instead, the applicant was using it as a bluff, to persuade the bank next door to sell. We were told at Community Consultation that such a question was off limits, but we still ask it at council, mindful that the north building E-condo, across Yonge, started off as a slab, until the neighbours sold, and then became a cube-tower, and the architect there is the same as for this building here.

In sum, EPRA urges the members of NYCC to accept the report of the Director of Community Planning', North York, and to vote to urge City Legal to oppose this application at the O.L.T. and to continue to negotiate to resolve all remaining issues.

EPRA would apply to join an O.L.T. case as party as we take this matter seriously and would mobilize to work to modify the proposed building.

Tom Cohen
Chair, EPRA

cc: EPRA Board, Councillor Colle, Casey Richardson, Planning and Development,
Councillor Colle's office

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