

Leaside Residents Association Incorporated
1601 Bayview Avenue
P.O. Box 43582, Toronto, Ontario M4G3B0

October 14, 2023

Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2
Attention: Matthew Green
E-mail: nycc@toronto.ca

Re: NY8.8 – 589-595 Eglinton Avenue East and 61-67 Mann Avenue – Official Plan and Zoning By-law Amendment Application – Appeal Report

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

This application proposes a 35-storey (124.75 metres to top of mechanical penthouse) residential building with 26,074 square metres of residential gross floor area for a total of 442 units, and 621 square metres of ground floor retail fronting onto Eglinton Avenue East just west of Bayview Avenue. The development would have a total gross floor area of 26,695 square metres with an FSI of 13.47.

The applicant has appealed to the Ontario Land Tribunal with the second Case Management Conference to take place on November 7, 2023.

The Leaside Residents Association (LRA) has reviewed the City's Appeal Report and **strongly supports staff's recommendation that "City Council instruct the City Solicitor with appropriate City staff to attend the OLT hearing and oppose the application in its current form and to continue discussions with the Applicant to resolve outstanding issues"**.

The LRA is particularly concerned with;

- the proposed building's density, height and built form,
- the lack of adequate setbacks,

- the lack of reasonable transition to neighbouring properties, particularly the low density residential development to the south and the existing mid-rise condominium to the east,
- the small number of parking spaces relative to the number of units,
- the limited nature of proposed improvement to the public realm,
- the negative impact of shadowing and wind on neighbouring properties, and
- the loss of affordable rental units.

As noted in the staff report, a particular concern with this application is its massing and built form, with its incursion into the Neighbourhood designated properties along Mann Ave. The Eglinton frontage is 29M and the Mann frontage is 61 M. In addition the building extends further east at the rear of the property than at the front (Eglinton) extending into the West plane of 1750 Bayview Avenue, the 6 storey condo next door. As such the proposal does not respect the footprint (and consequently negatively affects the light conditions) of the 6 storey condo next door

Thank you for considering our views on this important matter.

Respectfully submitted,

Geoff Kettel

Geoff Kettel
Co-President with Carol Burtin Fripp

c.c. Greg Lintern, Chief Planner and Executive Director, City Planning Division
David Sit, Director, Community Planning, North District
John Andreevski, Manager, Community Planning, North District
Angela Zhao, Senior Planner, Community Planning, North District
South Eglinton-Davisville Residents Association (SEDRA)
Broadway Area Residents Association (BARA)