

From: [jeff latto](#)
To: [councilmeeting](#)
Cc: [Not Jane Austen](#); [John Hiddema](#)
Subject: [External Sender] My comments for 2024.CC16.13 on March 20, 2024 City Council
Date: March 19, 2024 6:38:50 PM

To the City Clerk:

Please add my comments to the agenda for the March 20, 2024 City Council meeting on item 2024.CC16.13, 181-191 Eglinton Avenue East - Zoning By-law Amendment Application - Request for Directions Report

I understand that my comments and the personal information in this email will form part of the public record and that my name will be listed as a correspondent on agendas and minutes of City Council or its committees. Also, I understand that agendas and minutes are posted online and my name may be indexed by search engines like Google.

Comments:

The South Eglinton Davisville Residents Association (SEDRA) would like the City of Toronto to be aware that this project has proceeded to the Ontario Lands Tribunal (OLT) without the benefit of public consultation. It is unfortunate that given recent legislation from the Province, there is now an avenue for development projects to bypass meaningful public engagement and thus missing one of the core components of good planning.

The project in its current form raises many concerns for our community, specifically:

- 1) The massing places the highest density closest to the boundary with Eglinton Junior Public School, thus minimizing the school's current access to direct sunlight in its playground.
- 2) The proposed unit mix (65% 1 bedroom units; 27% 2 bedroom units) does not support family accommodating units that would benefit from close proximity to an elementary school as well as a secondary school at Northern Collegiate.
- 3) While we appreciate there has been some movement to increase setbacks along Eglinton and Brownlow, if SEDRA and the neighbourhood were involved in this project we would have requested that a minimum of 8 meters from the curb is the setback needed on both the Ground Floor and Second/Mezzanine Floors to get two rows of trees along these important public realm avenues. This is not our standard; this comes from City Planning and has been implemented on a number of projects in the area. Why it was not implemented on this project, given its adjacency to an elementary school, remains a mystery.

We encourage City Council to consider that this project has proceeded to the OLT without meaningful community engagement and as such its appeal to the OLT should be rejected.

Jeff Latto
SEDRA Board Member
Chair Tall Mid-rise Working Group

