

Leaside Residents Association Incorporated

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

December 2, 2024

Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2
Attention: Matthew Green

RE: NY19.3 - 849 Eglinton Avenue East - Official Plan Amendment, Zoning Amendment, and Subdivision Applications - Appeal Report

Planning Application Numbers: 22 203483 NNY 15OZ, 22 160403 NNY 15OZ and 22 162079 NNY 15SB

Dear Chair James Pasternak, and Members of North York Community Council,

The above noted applications propose to amend the Official Plan and Zoning By-law as well as seek a Plan of Subdivision to facilitate a three building development, including a 40-storey residential mixed-use building, a 21-storey residential building and a 6-storey office building as well as a new private road and privately owned publicly accessible space (POPS) at 849 Eglinton Ave East (former site of Mercedes Benz Canada).

The applicant has appealed these applications to the Ontario Land Tribunal due to City Council not making a decision within the time frame prescribed by the Planning Act.

The Leaside Residents Association was an active participant in the Laird-in-Focus Study and in the Official Plan Amendment (Amd 450) which was adopted by Council to reflect the results of the Study. As such we share Planning Staff's concerns particularly with respect to several key aspects of the proposal –

- heights exceeding those set out in OPA 450, and not reflecting a general decline moving away from the Leaside LRT Station,
- inadequate setbacks from Vanderhoof Avenue - the north side of which is to serve as a greenway to the Don Valley,
- concern over shadowing on the north side of Eglinton Avenue,
- wind concerns,
- adequacy of existing municipal infrastructure and suitable parkland arrangements.

As there would appear to be a number of substantive issues that have not been adequately addressed by the applicant, **we strongly support Development Review staff's recommendation "that the City Solicitor with the appropriate City staff attend the OLT hearing and oppose the applications in their current form and to continue discussions with the applicant to resolve outstanding issues"**.

Yours truly,

Geoff Kettel
Co-President with Carol Burtin Fripp

c.c. Councillor Rachel Chernos Lin
David Sit, Director, Community Planning, North York District
Sarah Ovens, Senior Planner, Community Planning, North York District
Leaside Business Park Association