

June 10, 2024

Toronto and East York Community Council
City of Toronto
Toronto City Hall
100 Queen Street West
Toronto, ON
M5H 2N2

By E-Mail to teycc@toronto.ca

Attention: Cathrine Regan, Committee Secretariat

Dear Chair Chris Moise and Members of Community Council:

**Re: Toronto and East York Community Council – June 11, 2024
Agenda Item TE14.7
55-75 Brownlow Avenue – Zoning By-law Amendment and Rental Housing Demolition Applications**

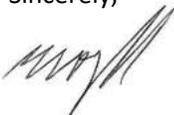
Toronto Lands Corporation (TLC) acts on behalf of the Toronto District School Board (TDSB) in all land use planning and real estate matters. TLC has reviewed the above-noted development application proposing two residential towers of 55 and 59-storeys respectively, located immediately south of Eglinton Jr Public School (Appendix 1).

Through our comments submitted to City Planning staff regarding the zoning by-law amendment application, TLC highlighted concerns relating to the proximity of the development to the school and its outdoor play space. These concerns have largely been addressed through revisions made to the proposal; TLC does not object to the approval of the applications. TLC supports the introduction of a new public park adjacent to the school, which has markedly increased the distance from the north tower to the school's playground. TLC supports the recommendations within the applicant's Pedestrian Level Wind Study, and highlighted within the Staff Decision Report, for mitigation plans which include landscaping within the public boulevard and park to improve predicted wind conditions. To ensure there are no risks to the safety of the school community, TLC will be requesting, as a condition of site plan approval, that the applicant provide TDSB details regarding construction management.

It is important that appropriate construction management measures are implemented as part of initial works and demolition activity, including a communication strategy between the developer and TDSB staff. TLC therefore requests the applicant consult with TDSB staff prior to works commencing, in particular to address concerns related to dust emissions during demolition/construction.

Thank you for your consideration.

Sincerely,



Matt Bagnall, MCIP, RPP
Senior Planner, Toronto Lands Corporation

APPENDIX 1 – LOCATION MAP

