

July 24, 2026

To City Council

RE: Development Application 537-547 Eglinton Avenue East -59-61 Hoyle Avenue – Agenda Item for upcoming July 29th City Council Meeting

In 2024, the Hoyle Residents Group and the City had negotiated and concluded with concessions in good faith an agreement for a 20-storey development 537-547 Eglinton East and 59-61 Hoyle Avenue along with significant ground level amenities and changes to the building that helped protect privacy and quiet enjoyment (formerly case 21 191659 NNY 15 OZ). The developer has since reapplied to the City for a 35-storey building which omits any of the previous concessions we achieved, under a new application case 25 271066 NNY 15OZ.

We recognize that the planning framework for a Major Transit Station Area has changed recently and that the application site is within a 200m walk to the LRT station, meaning that 30-storey buildings are permitted along with densities up to 8 FSI. The proposal's height is 35 storeys (which excludes the two storey mechanical floors on top of the building), and its density is 12.88 - considerably more than the maximum permitted.

While there was a Community Consultation Meeting held on March 9, 2026, it did not include any real significant details other than it was to be presented to the North York Community Council.

On July 7th, the Hoyle Residents Group made a presentation to the North York Community Council regarding our concerns over the development, the lack of time to respond, and no approach from the developer. We received valuable support from Councillor Rachel Chernos Lin whose support resulted in the project being sent to the broader council for consideration without a recommendation. Since that meeting there has yet to be any communications with the developer and now that summer time and vacation time is here, it is very difficult for us to hire meaningful consultations with so many advisors away on vacation along with members of the Hoyle Residents Group in advance of the upcoming city council meeting. A delay would provide a more appropriate amount of time to evaluate the project.

Finally, some items that would somewhat soften the impact of the project and allow for meaningful improvements and discussions:

- 1) permanently leave 61 Hoyle intact as a sales presentation site and later as a rental opportunity as many developers in the area have done.
- 2) as the development site now includes 551 Eglinton Avenue East, access and egress to Eglinton which greatly alleviate the impact on Hoyle, a narrow street with east sided street parking only.
- 3) at a minimum the developer should be directed to meet and discuss the project with the Hoyle Residents Group and include all of the concessions achieved in the previous negotiations
- 4) in light of the timing between the Community Consultation Meeting of March 9, 2026, NYC meeting held on July 7 and this upcoming meeting, it would seem reasonable to delay the review and provide the community time to engage the essential professionals help to assist in community planning aspect of the development.

Your influence, voice and team support is very much needed with this development as it has been in the past.

The Hoyle Residents Group

Linda Ono, Chris Fyvie, Lianne Turner, Fred Tibbet

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Our questions and concerns about this application are the following:

Midtown Structure & Character Area

1. Is the Amendment application, which proposes to exempt the subject site from Policy 5.4.3 of the Yonge-Eglinton Secondary Plan, necessary and appropriate, and does it represent good planning? Is it consistent with the general intent of the Toronto Official Plan, including the Yonge Eglinton Secondary Plan?

2. Does the proposed development conform with the vision for Midtown as set out in the Yonge Eglinton Secondary Plan?

a. Specifically, is this an appropriate location for a tall building?

b. Would a tall building in this location conform to the area structure contemplated by the policies of the Yonge Eglinton Secondary Plan, including Eglinton East Character Area, Midtown Area Structure, Built Form Principles, Permitted Building Types, Building Heights and Sunlight and Comfort?

Does the proposed development fit the character of the surrounding planned and existing contexts? With respect to:

- the Eglinton Avenue streetscape frontage
- the Hoyle Avenue streetscape frontage
- the intersection of Eglinton and Hoyle Avenues
- the adjacent apartment buildings, east and west
- the abutting residential property to the south

Does the proposed development provide an appropriate transition/buffer to abutting neighbourhood? With respect to:

- The existing, and the minimum and planned growth of the Hoyle neighbourhood
- Traffic – namely the proposal's entrance onto Hoyle Avenue and movements throughout Hoyle Avenue
- Adverse impacts – namely the views, overview, noise, operation of vehicular ramps
- South edge treatment – namely the lane width, walkway, soft landscaping, tree canopy, fencing

Built Form, Height, Transition and Massing

3. Is the proposed built form, including the height, transition, setbacks, stepbacks and massing and the resulting impacts, appropriate for the site?

Does the proposed height and massing conform in particular policies pertaining to: Healthy Neighbourhoods; Public Realm, Built Form and Apartment Neighbourhoods? With respect to:

- Scale, namely: the relationship to its surroundings
- Massing, namely: widths of setbacks, heights and depths of setbacks
- Heights, namely: main floor, podium, top floor, mechanical penthouse projection
- Wind, namely: down-wash and Venturi effect
- Parking, namely: parking under lane, retail, visitor spaces, spillover into on-street spaces
- Density: FSI

Public Realm - Landscaping and Open Space

4. Does the proposal provide for an appropriate public realm, and contribute appropriately to the green and landscaped character of the area, including the abutting and adjacent streetscapes?

- Inclusion of on-site trees along frontages and to preserve trees along the easterly and southerly boundary;

Pet Friendly Design

5. Does the proposed development provide for a pet friendly design in conformity with Policy 5.7.5 of the Yonge Eglinton Secondary Plan?

6. Does the proposed development meet the intent and purpose of the Pet Friendly Design Guidelines for High Density Communities?

- Inclusion of a dog relief station

Transportation

7. Does the proposal provide for a new, unencumbered public laneway?

8. Does the proposed development provide sufficient parking?

9. Does the proposed development provide the appropriate Travel Demand Management measures

Does the proposed development provide an appropriate transition/buffer to abutting neighbourhood? With respect to

- Traffic – namely the proposal's entrance onto Hoyle Avenue and movements throughout Hoyle Avenue

Construction Management

10. Is the proposed development and Zoning By-law Amendment required to respect and reinforce minimal disruptions to the surrounding area and its residents/guests/local deliveries/emergency vehicles and to ensure good communications with neighbours of the development site during the construction period issues? Will the construction management plans describe and address at a minimum:

- the scope, activities and hours of construction work;
- site containment, security and public safety measures;
- dust, mud and noise controls;
- travel lane, access and street segment closures;