



LYTTON PARK RESIDENTS' ORGANIZATION INC.  
Box 45031, 2482 Yonge Street  
Toronto, M4P 3E3

**To:** North York Community Council                      nycc@toronto.ca

**Date:** April 25, 2017

**Subject:** NY22.4 - Final Report - Official Plan and Zoning Amendment Applications  
- 90 Eglinton Avenue West, 17 and 19 Henning Avenue

On behalf of the Lytton Park Residents' Organization I write to request that you Defer the above item at the May 2, 2017 North York Community Council Meeting, at least until such time as the "Midtown in Focus Built Form Vision" has been released. We expect that to be June 2017.

Since 2012, members of our residents' organizations have been amongst the many citizens who have volunteered their time, thoughtfulness, and passion attending meetings and sharing ideas to contribute to a renewed, improved and welcoming Midtown Toronto. The city has devoted a great deal of staff time, outside consultants and funds to support and promote the success of the Midtown Planning.

Given that, we were discouraged to read the recommendations in the April 12, 2017 staff report. We expected that in keeping with the intentions of the Avenues & Mid-Rise Buildings Study, the re-zoning request would not be allowed, accordingly, the development requests /variances would also be denied and that the developer would be encouraged to prepare a proposal that adheres to the intentions and definitions of the Avenues & Mid-Rise Buildings Study, keeping within the 11-storey definition such as we have seen in Toronto/East York. The property at 90 Eglinton W is well outside of the tower area, located in the area zoned "mid-rise", 17 and 19 Henning are "neighbourhoods." The Eglinton Connects Planning Study identifies the portion of the site at 90 Eglinton Avenue West as appropriate for mid-rise buildings. Tall buildings such as this 24-storey one are not permitted on either property. We wonder why the Planning Department is disregarding the City's "Avenues and Mid-Rise Buildings Study" which received 4 prestigious awards including the 2012 National Urban Design Award from the Royal Architectural Institute of Canada. Among the jury comments: "The Avenues and Mid-Rise Buildings Study is a landmark document for Toronto and for

urban design in Ontario. It is a model to be followed, setting up new standards and contributing greatly to the body of knowledge for an emerging Canadian Urbanism."

Mid-rise buildings which is what should be constructed on this site, are the 'in between' scale of building, they are bigger than houses but smaller than towers. Mid-rise buildings have a good scale and relationship to the street. They define or make walls to the street that are tall enough to feel like a city and provide lots of usable space, but low enough to let the sun in and open the view to the sky from the street. They support a comfortable pedestrian environment, and animate the street by lining the sidewalk with doors and windows with active uses including stores, restaurants, services, grade related apartments, and community uses.

Having read the staff report dated April 12, 2017 we urge you to decline acceptance of its recommendations or at least Defer further action on the item until the results of the Midtown in Focus are released.

Thank you for your consideration of the above.

Linda McCarthy  
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c.c. Councillor Christin Carmichael Greb  
Councillor Josh Matlow  
Jennifer Keesmaat, Chief Planner and Executive Director, City Planning  
Joe Nanos, Director, North York District  
Gregg Lintern, Director, Toronto and East York District  
Kerri Voumvakis, Director, Strategic Initiatives  
Leo deSorcy, Program Manager, Urban Design, North York District  
Cathie Macdonald and Geoff Kettel, Co-Chairs, FoNTRA  
Tom Cohen, President, Eglinton Park Residents Association