



LYTTON PARK RESIDENTS' ORGANIZATION INC.
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6 October 2020

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North York Community Council Meeting October 7, 2020

Agenda Item [NY18.4](#): Refusal Report - Zoning By-law Amendment Application – 36-44 Eglinton Avenue West (Ward 8)

Lytton Park Residents' Organization (LPRO) is an incorporated non-profit association, representing member households from Lawrence Avenue West to Roselawn and Briar Hill Avenues, Yonge Street to Saguenay and Proudfoot Avenue.

The Lytton Park Residents' Organization strongly supports the recommendations of the City Planning Division that City Council refuse the application for Zoning By-law Amendment for the lands at 36-44 Eglinton Avenue West. The application proposes to exceed the maximum building height and density permitted by the existing site-specific Zoning By-law. The proposal in its current form ignores a number of policy objectives relating to tall buildings in both the Official Plan and in the Yonge-Eglinton Secondary Plan. The fit and transition in scale between the proposed tall building and its neighbouring properties is abrupt and unacceptable.

The applicant is proposing a tower development on a site that is too small for a tower of this height, floorplate size and scale. The inadequate lot size results in an inability to achieve appropriate tower separation distances and tower setbacks. The proposed development does not fit within the planned context of the Yonge-Eglinton Crossroads Character Area, which requires building heights to peak at the intersection of Yonge Street and Eglinton Avenue, with a gradual transition down in building heights in all directions.

The subject site is not appropriate for the development of a tower of this scale. There is a lack of public realm and sidewalk space. It does not complement nor contribute to liveability in the neighbourhood. Greater setbacks are required along the entirety of the Eglinton Avenue West and Duplex Avenue street frontages to provide for wider sidewalks, particularly around building entrances.

The proposed development is located close to, and adjacent to, an area designated *Neighbourhoods* in the Official Plan, and it does not have an appropriate transition of scale and density to the Neighbourhoods area. It overshadows the neighbouring Eglinton Park and does not contribute to the area's green and open-space needs.

Respectfully,
Maureen Kapral, Vice-President
Lytton Park Residents' Organization

c: Councillor Mike Colle

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<https://lpro.wordpress.com>