

19 Storeys at Eglinton and Castle Knock Road Proposed

There is a proposal for 19-storey building at the northwest corner of Castle Knock Road and Eglinton - you can see the City information signs at the site. This would span from where Starbucks is currently located to the walkway that leads to the Green P lot behind the buildings on Eglinton. (Link to the Application on the City's site is [here](#).) At the end of February, 2024 the City hosted a Public Meeting regarding this proposal. This was followed by another information/feedback meeting in April hosted by Councillor Colle. The interest in the proposal was such that attendance at this second virtual meeting was maxed out with 130 area residents participating.

ARECA (covering the community north of Eglinton) has been working closely on this proposal with the Oriole Park Association (**OPA** - covering the community south of Eglinton). We have been involved and have been listening to a lot of feedback from residents on both sides of Eglinton.

Clearly, there is little community support for a building of this height and size, a building that many fear would open the flood gates for future tall buildings along Eglinton.

While there seems to be unanimous community agreement that we all find this proposal objectionable, we're finding it difficult to understand how to effectively give voice to the community outrage.

What is clear is that the “old way” of opposing development applications has changed. Why?

With Bill 23 and Bill 109 (both enacted in 2022), the Provincial Government has taken much, if not all planning power away from Municipalities, leaving the City and elected officials very little, if any say in planning decision making. The final arbiter in the process is the Ontario Land Tribunal (OLT), where the municipality can appeal a development. An even more recent change to the rules is that “people” (meaning the community and their associations) cannot Appeal to the OLT. And sadly, the Ontario Land Tribunal almost always rules on the side of the developer.

With our hands tied, **the best opposition seems to forward our concerns to the city**, making them understand our concerns as they prepare their report on the proposal, and giving the city ammunition as they work to reach compromise with the developer. Coming to a cooperative compromise with the developer helps avoid the OLT ruling on the proposal. Cooperative compromise seems to be the best way forward to come up with an updated proposal that is more in keeping with what will fit with the evolution of the Eglinton Way village, addressing the concerns many people have. What we have submitted to the City outlining our **Core Objections and Recommendations** is on the Web Site..

Whether you support this proposal or not, **we encourage you to make your voice heard. Please feel free to use any or all of what you read and send your comments/concerns to:**

Valeria Maurizio (valeria.maurizio@toronto.ca)

cc. to Councillor Mike Colle (councillor_colle8@toronto.ca), Casey Richardson, Director of Planning, Councillor Colle's office (casey.richardson@toronto.ca), Councillor Josh Matlow (councillor_matlow@toronto.ca), ARECA (not19@areca.info), OPA (Oriolepk@hotmail.com)

Hello Valeria

With Eglinton Ave. West forming the boundary of Ward 8 (Eglinton-Lawrence) and Ward 12 (Toronto-St. Paul's), as well as the boundary of ARECA (Avenue Road-Eglinton Community Association) and OPA (Oriole Park Association), ARECA and OPA have worked together to review the development proposal submitted to the City for 444-466 Eglinton Ave. West. The attached represents the combined concerns on the proposal of the two neighbourhood associations and community members.

As a group, we have lots of concerns, as outlined in the attached, but our main concern, as we and the broader community have stated again and again in the two community meetings with you, Shelly Cham and Mike Colle, is that the development goes far beyond the expected height, agreed to by the community through years of study and incorporated into OPA 405 (Provincially edited and City approved) and density, set in subsequent Bills introduced by the province.

In the final approved version of OPA 405, Eglinton Way is identified as a special character area, a village, with a building height of 8 storeys, something that this proposal ignores. Of what use is this character designation if the allowed building form more closely resembles that of apartment neighbourhoods? What happens to the historic look and feel that the city is trying to preserve through the planning document and by designating the street as a village?

In updating the density requirements for major transit station areas, the Province required that the proposal site contribute to a density of 200 people and jobs per hectare within 500 m of both Chaplin and Avenue stations. Of note, this density is different from the much higher density requirements of other LRT and subway stations - even the province recognized that the special character area designation as a village required a lighter touch; something that this proposal ignores. In response to the density requirements, and in response to the ongoing housing crisis, the City made changes. Zoning on Avenue Rd., from Roselawn to Chaplin, and on portions of Burnaby, Highbourne and Oriole Parkway, would be updated to allow four storey buildings. The community was also approved for secondary suites. And, more city-wide, the City approved as-of-right building of duplexes, triplexes and quadplexes. These zoning changes, combined with a building height of eight storeys along Eglinton, the city assured us, were more than adequate to meet the density requirement of 200 pjph. Nowhere in the exercise in meeting the density goals was there a need for any number of 19-storey towers. And yet, here we are, dealing with a proposal that horrendously overwhelms the height and density goals for our community. Again, what happens to the historic look and feel that the city is trying to preserve, and that the province has recognized requires a lower density target, when developers build something so outrageously out-sized?

The concerns of our combined group are outlined in the attached document. We've tried to present our concerns cogently and to pair them with desired actions by the developer or the city. ARECA and OPA would be more than happy to meet, in-person or over zoom, to discuss our concerns about the proposal. Barring a meeting, I hope that you will take the attached comments into consideration as you prepare the City report on the proposal for 444-466 Eglinton Ave. West. I implore you to work with the developer to bring the development down to eight storeys, a building scale and size that is more appropriate in recognizing the special character of Eglinton Way village.

Thank you for your time in reading and understanding our concerns. Should you have any questions or wish to discuss our concerns further, my contact details are below.

Regards,

Gilbert May
ARECA

ARECA & OPA

Development Proposal 444-466 Eglinton Ave. West – Objections and Recommendations

Core Objections and Proposed Recommendations

Part 1: Primary Concern – Out-sized Scale

Part 2: Concerns About Mid Rise Design + Quality of Materials and Retail



This document captures concerns with respect to the current proposal to develop 444-466 Eglinton Ave. West, as compiled jointly by the Avenue Road Eglinton Community Association (ARECA), Oriole Park Association (OPA) and community members.

The concerns have been divided into two parts: the first part details concerns about the size, scale and impact of the development on the well established neighbourhood; the second part details concerns around design, materials and retail. With each concern, the tables include a hoped-for outcome.

The first set are outlined in the table below, Part 1: Primary Concern – Out-sized Scale.

Part 1: Primary Concern – Out-sized Scale			
	Objection or concern	Details	Comment or Request
1-1.	Eglinton Way is a village set for 8 storey development.	OPA 405 (Section 1.3 Character Areas) as modified by the Province and approved by the City of Toronto, goes to great length to define five distinct character areas within the Yonge-	The development should be limited to the 8 storeys appropriate for a village as defined by

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	Objection or concern	Details	Comment or Request
		Eglinton secondary area, each distinct from the other: Midtown Villages, Midtown Apartment Neighbourhoods, Apartment High Streets, Midtown Cores and Midtown Special Places. Defined as having a built-form height of 8 storeys, Midtown Villages are unique in their historic main streets and well-proportioned buildings. Other character areas are defined by tall buildings but not villages.	the OPA 405.
1-2.	MTSA Density of 200 people and jobs per hectare within 500 m of a higher order transit station is met without a 19-storey development.	The province has stipulated that both the Avenue and Chaplin LRT stations must develop towards a target of 200 people or jobs per hectare. The City subsequently modified zoning in the area to allow four-storey developments along Avenue (Roselawn to Chaplin) and parts of Burnaby, Eastbourne and Highbourne. On May 23, 2023, the City subsequently modified zoning to allow duplex, triplex and fourplex developments within the broader Chaplin and Avenue LRT station neighbourhoods. At the time of implementation of the new zoning, the City maintained that along with an 8-storey build-out along Eglinton Ave., West, Oriole Parkway to Chaplin Cres., will easily attain the required density of 200 pjph.	The city should confirm that the zoning allowances in place (8 storeys on Eglinton, 4 storeys in select areas, as well as duplexes, triplexes and fourplexes) provides for adequate housing to reach the mandated density. The proposal should be modified so that a string of similar-scaled developments in addition to the City zoned changes, does not overly exceed the mandated density.
1-3.	The proposal exceeds the height as proposed for the area.	In OPA 405, the City of Toronto Council adopted building heights for specific character areas. In the case of Eglinton Village, Council adopted 7 to 8 storeys. The Province of Ontario, with their changes to OPA 405 directed the City to	The developer should resubmit a proposal compliant with the approved OPA 405.

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	Objection or concern	Details	Comment or Request
		adopt a building height of 8 storeys for the special character area of Eglinton Way village.	
1-4.	Will the proposal, in setting a height precedent, lead to a street of buildings higher than 8 storeys, cumulatively exceeding the capacity for schools, streets, water and sewage.	The city official plan foresaw and planned for a street of 8-storey mid rise buildings and the population increase that comes with that level of density. Can the city confirm that Eglinton, covered buildings higher than 8 storeys, some even as tall as the proposal, from Oriole Parkway to Chaplin Crescent, will have the infrastructure capacity to support the increased population?	The city to confirm that capacity exists or is in the works for the population explosion Eglinton, built out with buildings taller than 8 storeys, some as tall as the proposal, will bring.
1-5.	The proposal is too tall and casts shadows on future green space.	The areas, both north and south of the development site, have the lowest tier of parkland within the city at 0.000 to 0.042 hectares of parkland per 1,000 people resident in those areas. Because of this, it is our opinion that every opportunity for future parkland needs to be preserved, including potentially the Green P parking lot. One of the requirements for development around parkland is the maintenance of sunlight. The developer's own shadow study shows the following shadow impacts from the 19-storey proposal: <ul style="list-style-type: none"> • 21st March/21st September: The development as proposed shows significant shadows across the potential park 9:18 am (about 1/2 coverage) to 12:18 pm (about 1/5 coverage). The Image below is from the developer's shadow study submission, Mar 21/Sep 21 11:18. 	The developer should resubmit a proposal compliant with protecting the future green space from shadows.


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	Objection or concern	Details	Comment or Request
			
		<ul style="list-style-type: none"> • 21st June: The development as proposed shows significant shadows across the potential park 9:18 am (about 1/6 coverage) to 1:18 pm (about 1/8 coverage) • 21st December: The development as proposed shows significant shadows across the potential park 9:18 am (about 1/2 coverage) to 2:18 pm (about 1/5 coverage) 	

The second set of concerns, related to design, quality of material and retail, are outlined in the table below, Part 2: Concerns About Mid Rise Design + Quality of Materials and Retail.

Part 2: Concerns About Mid Rise Design + Quality of Materials and Retail			
	Objection or concern	Details	Comment or Request
2-1.	On-street parking prohibition	Anecdotal evidence suggests that previous developments, built with minimal parking in the building to save development costs, have been forced to include clauses that would prevent condo owners in the building from ever	Action for the city: incorporate into the approval for the building denial of on-street parking permits for owners and

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	Objection or concern	Details	Comment or Request
		benefiting from on-street permit parking. While no permit parking currently exists in the area of the proposed development, it is suggested that the city incorporate such a denial within the approval of the building.	residents of the building.
2-2.	The retail space, at two stories, seems to promote the idea of high end retail, more suitable for a single entity occupying the entire ground floor. This would deaden the pedestrian area of the street.	A village, as defined by OPA 405, has fine retail, i.e., narrower storefronts with lots of variation, as a defining characteristic. Anecdotally, many developments have seen proposal details that include fine retail only to see what's actually constructed is a single entity that deadens the pedestrian environment. One example is Quantum 2 Condos at 2191 Yonge St. The developer promised fine retail and used presentation material that showed flower and fruit shops with vibrant and interactive store fronts. What got built incorporated was The Keg Steakhouse, a single business with absolutely zero street character.	The developer to modify the proposal to include ground floor retail with only a single storey of height, permanently separated into individual stores to limit coming multiple stores into a single retail store.
2-3.	Heritage elements: Retail name plate at 2 nd storey is out of line with rest of street.		To continue the village atmosphere and reflect the existing small store retail on the street, the proposal should be modified so that the retail name plate is inline with heights of the signage of the rest of the street, above a single-storey ground floor.
2.4.	Heritage elements:	The proposal (an the ERA Heritage	The proposal should

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	chamfered entrance.	Impact document) suggests that the retail entrance at the corner of Eglinton and Castle Knock will include a chamfered element (rounding of the corner) at the top of the first storey. While this is an appreciated homage to the heritage element of the Scotiabank building at 430 Eglinton Ave., West, it would be even better if the new building went further: chamfered at the first and 2 nd storeys, and the entrance angled at 45 degrees to the street to create a sheltered entrance.	be modified to better reflect the chamfered entrance of the Scotiabank building at 430 Eglinton Ave. West.
2-5.	Heritage elements: residential entrance.	The proposal contains no details of the residential entrance off Castle Knock. It is recommended that the developer look for inspiration to the residential entrance of 21 Castle Knock, the residential units above the Scotiabank building. This entrance includes fine art deco elements such as a rounded, metal canopy, stone detailing around the door frame, cutout glass elements of the paired doors.	The proposal for the residential entrance to be modified to take its cues from the art-deco elements of the entrance to 21 Castle Knock.
2-6.	Improvements to the neighbourhood: Widen the walkway on the west edge of the property, and provide for better illumination.	Especially with the higher wall adjacent to the walkway, the developer should widen the walkway on the west edge of their property, making it a more comfortable passage, and provide for better illumination, making it safer.	