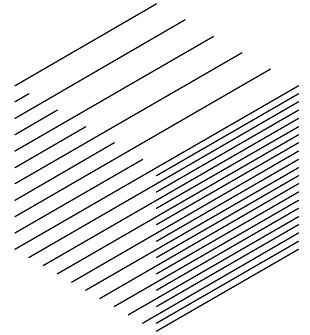


**Walker, Nott, Dragicevic
Associates Limited**
Planning
Urban Design

May 26, 2014

Eglinton Connects Planning Study
Metro Hall,
55 John Street, 22nd floor
Toronto, ON M5 3C6



Attention: Lorna Day

Dear Ms. Day,

**Re: 839 Eglinton Avenue West
Our File: 14.511**

We represent Armel Corporation, owners of the property located on the southeast corner of the intersection of Eglinton Avenue West and Bathurst Street, known municipally as 839 Eglinton Avenue West ('subject site'). We have been retained to review the Eglinton Connects Planning Study as its recommendations relate to the subject site.

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We have reviewed the study materials, and the preliminary Official Plan and Zoning By-law amendments prepared to implement the recommendations of the study.

The following identifications and recommendations related to my client's property were made as part of the Eglinton Connects study:

- an overall permitted height of 21 metres intended for redevelopment in a mid-rise built-form of 6-7 storeys;
- the subject site is identified as a shallow lot for the purposes of the application of the Mid-Rise Guidelines;
- the provision of a 4.8 metre sidewalk; and,
- the establishment of a 6-metre wide laneway.

These are implemented through the proposed amendments to the Official Plan and Zoning By-law. The rear lane requirement is formalized through the amendment to the Official Plan and the requirements related to height and sidewalk width are formalized through the zoning by-law amendment.

We respectfully request that the specific condition of the subject site be re-examined and would request the following:

- a minimum permitted height of 27 metres; and
- the elimination of the requirement for a rear lane.

A permitted height of 27 metres is consistent with the property on the southwest corner of the intersection of Bathurst Street and Eglinton Avenue West. The Mid-Rise Guidelines permit building heights equal to the width of the right-of-way on

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which the property is situated. Eglinton Avenue West has a right-of-way width of 27 metres. In conjunction with this, given its proximity to the Bathurst station of the Eglinton-Scarborough Crosstown LRT, a building with a height of 21 metres represents an underutilization of the land. An overall minimum height of 27 metres is more appropriate for a corner site in proximity to an LRT station.

With regard to the rear lane, as it ends at the apartment building at 777 Eglinton Avenue West, it is not providing a useful connection to a more extensive laneway system. In addition, there is a significant grade change affecting this site both in an east-west direction and in a north-south direction; with Bathurst Street being the highest point of elevation. These grade changes will significantly impact the utility of any rear public lane.

The rationale for the provision of a lane is assumed to be an intent to limit the number of access points from Eglinton Avenue and for the provision of underground parking access, servicing and loading/delivery areas in the rear of the building. In addition to the impacts of the topographic changes, in the context of the redevelopment of the site, it is possible that the access point from this proposed laneway onto Bathurst Street would interfere with automobile northbound stacking at the intersection of Bathurst Street and Eglinton Avenue West.

The elimination of the rear lane would ensure that there was adequate site depth to provide parking access, servicing and loading/delivery areas in the rear of the site while maintaining viable redevelopment options that will contribute to the achievement of the overall vision and objectives of the Eglinton Connects Planning Study.

We trust that the information provided above is sufficiently clear. Should you have any questions or require clarification, please do not hesitate to contact the undersigned.

Yours very truly,

WALKER, NOTT, DRAGICEVIC ASSOCIATES LIMITED
Planning · Urban Design



Wendy Nott, FCIP, RPP
Senior Principal

cc. Chris Corosky, Armel Corporation
Planning and Growth Management Committee

