

June 4, 2014

Planning and Growth Management Committee
10th floor, West Tower, City Hall
100 Queen Street West,
Toronto, ON
M5H 2N2

Attention: Nancy Martins

Dear Ms. Martins,

**Re: Eglinton Connects
416-418 Eglinton Avenue West
Skypod View Inc.
Our File: 09.552**

We represent the Skypod View Inc., owners of the property located on the north side of Eglinton Avenue West between Avenue Road and Castle Knock Road, known municipally as 416-418 Eglinton Avenue West ('subject site').

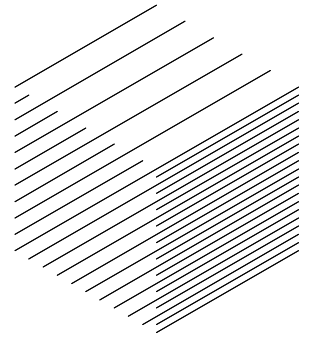
We were retained to assist in the application and approval for minor variance and site plan approval to facilitate in the expansion of an existing one storey building through the addition of 3 floors. The application for minor variance (File # A900/12NY) was heard and approved by the Committee of Adjustment on March 20, 2014. The accompanying Site Plan Agreement was signed on April 8, 2014 (File # 13 160272 NNY 16 SA). The development provides retail uses at grade, office uses on the second storey and residential uses on the upper storeys.

We have reviewed the Eglinton Connects 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 our client's property were made as part of the Eglinton Connects study:

- an overall permitted height of 23 metres intended for redevelopment in a mid-rise built-form of 5-6 storeys;
- a permitted height of 26.5 metres if a Neighbourhood Transition Area is pursued;
- 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 public laneway at the rear of the property.

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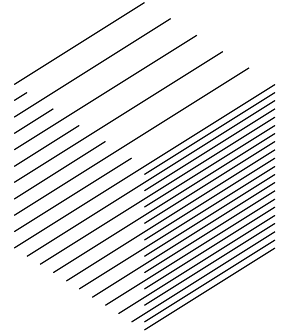
These recommendations are to be implemented through the proposed amendments to the Official Plan and Zoning By-law, with the rear public lane requirement to be formalized through the amendment to the Official Plan and the requirements related to height and sidewalk width are formalized through the zoning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

In our opinion, amendments to the Official Plan and Zoning By-law should be reconsidered as they relate to the subject site. The amendment will not come to fruition as the subject site is now under construction as approved. It is built to the front lot line and there is insufficient space to create a 4.8 metre sidewalk.

We respectfully request that the specific condition of the subject site and the block be re-examined and would request that the requirement for a rear lane be eliminated. The abutting property to the east is a heritage building and has been exempted from the requirement to provide a rear laneway. As such, the provision of a rear public laneway adjacent to the subject site does not provide a useful connection to a laneway system on the block on which the subject site is located.

The rationale for the provision of a lane is assumed to be intended 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. There is no existing access to the subject site from Eglinton Avenue West nor was one proposed as part of the recent planning applications and approvals on the subject site.

On behalf of the owners, we would ask that our office be provided with notice of any decision with respect to this study and any amendments to the Official Plan or Zoning By-law resulting from this initiative.



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



Robert A. Dragicevic, MCIP, RPP
Senior Principal

cc. Skypod View Inc.
Lorna Day, Eglinton Connects Planning Team

