



5 June 2014

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

**Attention:** Nancy Martins

Dear Ms. Martins,

**RE: Eglinton Connects Planning Study  
Implementing Official Plan and Amendment  
825 and 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 825 and 839 Eglinton Avenue West ('subject site'). We have been retained to review the Eglinton Connects Planning Study materials as its recommendations relate to the subject site.

We have reviewed the study materials, and the proposed Official Plan Amendment implementing the study recommendations as it relates to the creation of rear laneways.

As outlined in our letter to the Eglinton Connects Planning team dated May 26<sup>th</sup>, 2014, we continue to believe that the requirement for a rear lane on the subject site is unnecessary and adversely affects the ability to redevelop the subject site in a mid-rise built form that conforms to the Mid-rise Guidelines.

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 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. In addition to the impacts of the topographic changes, in the context of any future 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.

On behalf of Armel Corporation, we would ask that our office be provided with notice of Council's adoption of the proposed amendment to the Official Plan.

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,

**WND associates**  
planning + urban design



Wendy Nott, FCIP, RPP  
Senior Principal

cc      Chris Corosky, Armel Corporation  
          Lorna Day, Eglinton Connects Planning Team