



**WESTON
CONSULTING**

planning + urban design

TE32.8.1

May 2, 2018
File 8690

Chairs and Members
Toronto and East York Community Council
2nd Floor, West Tower, City Hall
100 Queen Street West
Toronto ON M5H 2N2

Attn: Ms. Ellen Devlin, TEYCC Administrator

Dear Sir,

**RE: Item No. TE32.8
Comment on Zoning By-law Amendment Application
150 Eglinton Avenue East
City File No. 15 139305 STE 22 OZ**

Weston Consulting has been retained by Piller Investments Limited, the owner of the property located at 160 Eglinton Avenue East in the City of Toronto ("160 Eglinton"), who has an interest in the above-noted Zoning By-law Amendment application for the property at 150 Eglinton Avenue East (the "subject property") which abuts the west lot line of 160 Eglinton. We are writing to provide comments on the Zoning By-law Amendment application required to facilitate the proposed development of the subject property, as articulated in the architectural package dated November 2017 and as described in the Final Report to City Council dated April 16th, 2018 (the "Proposal").

Firstly, we would like to take this opportunity to express our support for the Proposal. The Proposal is consistent with the Province's intensification objectives for "*Urban Growth Centres*" and "*Major Transit Station Areas*" and generally conforms with the City of Toronto's corresponding land use vision for the Yonge-Eglinton Secondary Plan area, in which City Staff recognize the "*Tall Building Development Potential*" of lands on the north side of Eglinton Avenue East and west of Redpath Avenue - inclusive of the subject property, 160 Eglinton and neighbouring lands to the east.

Furthermore, we are supportive of the proposal's 12.5-metre minimum tower setback from the east lot line of the subject property, which is consistent with the City-wide Tall Building Design Guidelines and current proposed policy directions for the Yonge-Eglinton Secondary Plan area. By maintaining a 12.5-metre minimum easterly tower setback, the Proposal recognizes the potential of abutting lands to the east of the subject property to accommodate a similar Tall Building development that would maintain a suitable floor plate size, minimum tower setbacks, and appropriate transitions in built form with the inclusion of the property at 160 Eglinton as part of a land assembly.

More specifically, the proposed 12.5-metre tower setback from the east lot line effectively recognizes that 160 Eglinton is integral and necessary in facilitating the appropriate intensification

of neighbouring lands to the east of the subject property. Based on our review and analysis, the foregoing development scenario/built form configuration is necessary for the appropriate intensification of the block situated east of the subject property, as it would allow for the development of a tall building that provides for minimum 25.0-metre tower separation distances from side and rear lot lines, a suitable tower floor plate and a base building with appropriate transitions in built form, which, in our opinion, would represent optimization of the lands.

In summary, the Proposal, as articulated in the Architectural package dated November 2017, would facilitate the appropriate redevelopment of the subject property within the context of the Province's intensification objectives for *Urban Growth Centres* and *Major Transit Station Areas* and the City of Toronto's corresponding land use vision for the Yonge-Eglinton Secondary Plan area. Furthermore, the provision for a 12.5-metre minimum tower setback from the east lot line of the subject property allows for abutting lands to the east to accommodate a similar Tall Building development that would maintain minimum tower setbacks, a suitable tower floor plate size and appropriate transitions in built form. The proposed easterly tower setback recognizes that 160 Eglinton is integral and necessary in facilitating the appropriate intensification of neighbouring lands to the east of the subject property, as described in the foregoing.

For the reasons noted above, we support City Planning Staff's recommendation to approve the Zoning By-law Amendment application to facilitate the proposed development of the subject property, as stated in the Final Report to City Council dated April 16th, 2018. Notwithstanding the foregoing, Weston Consulting and our client would like to reserve the right to provide further comments on the proposed Zoning By-law Amendment application and respectfully request to be notified of any future reports, public meetings and decisions in relation to this matter.

Thank you for reviewing this request. If you have any questions regarding the above comments, please contact the undersigned at extension 241 or Jason De Luca at extension 253.

Yours truly,

Weston Consulting

Per:

Ryan Guetter, BES, MCIP, RPP
Senior Vice President

c. Daniel Arnesi, Overland LLP
Shamira Klein, Piller Investments Limited