



Project No. 14116-1

August 7, 2014

Via E-Mail

Mayor and Members of Council
City of Toronto
Toronto City Hall
100 Queen Street West
Toronto, Ontario M5H 2N2
Attn: Planning and Growth Management Committee

Dear: Your Worship and Members of Council

Re: *Eglinton Connects Planning Study – Phase 1 (Part 2)*
Planning and Growth Management Committee Item PG35.3
August 7, 2014 Meeting

We are planning consultants retained by Solray Investments Limited with respect to the above-noted matter in relation to its property located at the southeast corner of Braemar Avenue, in the first block west of Avenue Road, municipally addressed 333 Eglinton Avenue West.

In this regard, we have reviewed the staff report that is before Planning and Growth Management Committee today with respect to the recommended amendments to City-Wide Zoning By-law 569-2013 in connection with the Eglinton Connects Study. In particular, our client has concerns with the height limit that is being recommended for this property.

In our opinion, the recommended height limit of 22.5 metres, which equates to approximately 6-7 storeys, would represent an underutilization of these lands given their strategic location at the intersection of two major roads (Avenue Road and Eglinton Avenue West) and in the immediate proximity to the Avenue LRT Station on the Eglinton-Crosstown Line.

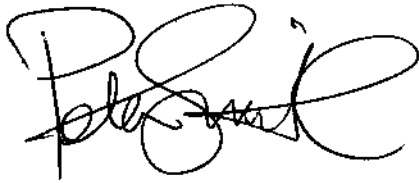
We understand that staff's recommendation for a 22.5 metre height limit was based on the Avenues and Mid-Rise Buildings Study as applied to the shallow depth of these lands fronting onto Eglinton Avenue West. It is our opinion, however, that a 22.5 metre height limit would not allow for appropriate intensification of these lands and efficient use of the existing and approved transportation infrastructure. In seeking an increase in permitted height, a possible mechanism that could be

explored to facilitate increases in height could be a Neighbourhood Transition Area (NTA) approach similar to the NTA pilot project approved for the area along Eglinton Avenue West between Croham Road and Sanderstead Avenue.

Could you please ensure that we are sent the Notice of Passing of any Zoning Amendment with respect to the above-noted matter.

Yours very truly,

Bousfields Inc.



Peter F. Smith B.E.S., MCIP, RPP

Cc: Lorna Day, City of Toronto
Dan Halbert, Solray Investments Inc.