

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
90 Eglinton Avenue West
90 Eglinton West Limited
Our File: 13.534**

90 Eglinton Avenue East
Suite 970
Toronto, Ontario
M4P 2Y3
Tel. 416/968-3511
Fax. 416/960-0172
e-mail: admin@wndplan.com
web: www.wndplan.com

We represent the 90 Eglinton West Limited, owners of the property located on the northeast corner of the intersection of Eglinton Avenue West and Henning Avenue, known municipally as 90 Eglinton Avenue West ('subject site'). We have been retained to assist in applications for an amendment to the zoning by-law on the subject site to facilitate the construction of a 29-storey mixed use building consisting of retail, office and residential uses (File 14 145916 NNY 16 OZ).

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 26 metres intended for redevelopment in a mid-rise built-form of 6-7 storeys;
- a permitted height of 27 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;

Wendy Nott, FCIP, RPP
Robert A. Dragicevic, MCIP, RPP
Senior Principals

Peter R. Walker, FCIP, RPP
Special Consultant

Andrew Ferancik, MCIP, RPP
Senior Associate

Martha Coffey
Controller

- the provision of a 4.8 metre sidewalk; and,
- the establishment of a 6-metre wide public laneway at the rear of the property.

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

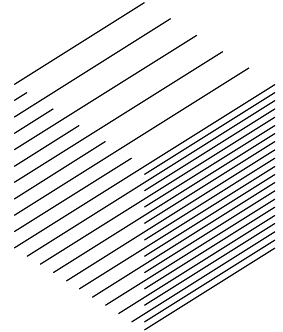
In our opinion, and as presented in the current application filed for the subject site we believe the subject site is suitable and appropriate for a tall building.

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 rationale for the provision of a lane is 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. The redevelopment of 90 Eglinton Avenue West proposes access from Henning Avenue, consistent with the existing condition. There is no current or proposed vehicular access from Eglinton Avenue West. As part of the proposed development, loading, servicing, and below grade parking access are all proposed to be screened from public view. Furthermore, not providing a rear lane on the subject site does not preclude rear access to properties with frontage on Eglinton Avenue West in this block as the property abutting the subject site to the east also has frontage on Duplex Avenue.

The elimination of the proposed rear lane requirement would ensure that there is adequate site depth to provide the appropriately proposed 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 90 Eglinton West, 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

A handwritten signature in black ink, reading "Robert A. Dragicevic". The signature is fluid and cursive, with a large, sweeping initial "R".

Robert A. Dragicevic, MCIP, RPP
Senior Principal

cc. Kevin McKeown, 90 Eglinton West Limited
Niomie Massey, 90 Eglinton West Limited
Lorna Day, Eglinton Connects Planning Team

