



BUILDING YOUR IDEAS - INTO BIG PLANS  
**THE BIGLIERI GROUP** LTD.

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June 18, 2014

Planning and Growth Management Committee  
Attention: Nancy Martins, Committee Clerk  
10th Floor, West Tower, City Hall  
100 Queen Street West  
Toronto, Ontario  
M5H 2N2

Email: [pgmc@toronto.ca](mailto:pgmc@toronto.ca)

Dear Mr. Councillor Milczyn and Members of the Committee:

RE: Eglinton Connects Planning Study - Phase 1 (Part 1)  
Proposed Official Plan Amendment

We represent the owner of 2270-2280 Eglinton Avenue West and have recently obtained zoning approval for a 7-storey rental apartment building comprising of 29 units on the subject property. This property is located less than 50 meters away from the proposed Caledonia Crosstown LRT Station. Our client is also the owner of 6 Sanderstead Avenue, the property directly north of 2270-2280 Eglinton.

We have actively participated in the Eglinton Connects Planning Study and have been supportive of the City's vision for intensification of Eglinton Avenue. We have had several opportunities to consult with city staff and are grateful for the opportunity to share with them the implications of shallow lots and transition policies on the development of midrise buildings on Eglinton Avenue.

We have reviewed the City's Staff report dated May 22, 2014 and are pleased with the recommendations of the report as it relates to our client's lands. The proposed Official Plan Amendment will allow them to combine their two properties and develop a far better conceived mixed-use project than the development for which zoning approval was recently obtained. Furthermore, our client's new proposal for development on the property will better satisfy the City's desire for further intensification at locations in close proximity to the future Eglinton Crosstown Stations.

As one of the first midrise buildings to be proposed near the future Caledonia LRT station, we believe that it is appropriate to use this development as a pilot project to

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showcase the City's new Neighbourhood Transition Policies. The proposed OPA 474 will provide greater ability to transition the proposed mixed-use midrise building into the neighbourhood. This policy change will shift northerly the angular plane and in doing so result in a mixed use building with more density near the future LRT station, without increasing the height of the building. Additional density can be deployed on the site while creating an attractive efficient building with more opportunity for onsite parking and landscaping. The additional lot will only be used for parking and landscaping and therefore will not contain any midrise built form.

We support the objectives of the Eglinton Connects Planning Study and the proposed Official Plan Amendment that will better address the shallow lot limitations specific to many properties along the Eglinton Avenue corridor. Furthermore, we believe that promoting intensification near each Crosstown LRT station is a desirable planning objective.

We request notice of any decisions respecting this study and any amendments to the Official Plan or Zoning By-law resulting from this initiative.

Thank you for the opportunity to provide comments on this matter. Should you require any additional information or wish to speak with us further on the matter, please do not hesitate to contact me.

Regards,

THE BIGLIERI GROUP

A handwritten signature in black ink, appearing to read 'J. Guzzi', with a stylized, cursive script.

Joseph Guzzi, MCIP, RPP

cc. Lorna Day, Manager, Eglinton Connects Planning Study