



August 6, 2014

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

**Attention: Nancy Martins, Administrator, Planning and Growth
Management Committee**

Dear Ms. Martins,

**RE: Eglinton Connects Planning Study – Phase 1 (Part 2)
Implementation
Zoning By-law Amendment
275 Eglinton Avenue West and 1021 Avenue Road
13.525**

We represent Suncor Energy Products Inc., owners of the property located on the southeast corner of the intersection of Eglinton Avenue West and Bathurst Street, known municipally as 275 Eglinton Avenue West and 1021 Avenue Road ('subject site'). We have been retained to review the Eglinton Connects Planning Study materials including amendments to the Official Plan and applicable zoning by-law(s) as they affect the subject site.

We have previously made submissions on June 6th of this year with regard to the study materials and the recently adopted Official Plan Amendment implementing a portion of the study's recommendations.

We have reviewed the proposed zoning by-law amendment as it applies to the subject site. Site and area specific exception 2627 is proposed for the subject site and would apply the following regulations to the subject site:

- A maximum height of 22.5 metres;
- A requirement for 75% of the main wall of the building to be built within 1.4 metres and 1.9 metres from the front lot line and the remaining 25% of the main wall of the building to be built within 6.9 metres of the front lot line;
- The first storey of a building can not be used for residential purposes; and,
- A stepback of at least 1.5 metres for any building element extending above a height of 13.5 metres.

The proposed zoning by-law amendment would limit the total height of any building on the subject site to 22.5 metres/seven storeys. The Eglinton Connects Planning Study Comprehensive map indicates that the subject site is contemplated to have a permitted height of 27 metres on the west portion of the

subject site and 24 metres on the east portion of the site, higher than the 22.5 metre height limit contained within the proposed implementing zoning by-law.

The requirement to build 75% of the main wall of the building within 1.4 and 1.9 metres places significant restrictions with regard to site design as it relates to the site's current operation as a gas station. When considered in conjunction with the requirement for a 6 metre rear lane as required by the recently adopted Official Plan Amendment, the overall viability of the use of the site as it currently operates is significantly reduced. Through this amendment, as currently written, undue burden will be placed on our clients with regard to the future redevelopment of the subject site. Given the current use of the subject site, which is expected to continue for the foreseeable future, we respectfully request that the subject site be exempt from exception 2627.

The proposed zoning by-law amendment as it applies to the subject site is overly restrictive and significantly reduces the development potential of the subject site. We would respectfully request that the zoning by-law amendment be further amended to exempt the subject site.

We respectfully request notice of any decision made in this matter. We trust that the information presented is sufficiently clear. However, 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. Paul Park, Suncor Energy Products Inc.
Steve Ethier, Suncor Energy Products Inc.
