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September 16, 2019

BY EMAIL

Our File No.: 149304

Members of the North York Community Council
North York Community Council
5100 Yonge Street
North York, ON M2N 5V7

Dear Members:

**Re: Golden Mile Secondary Plan
1891 Eglinton Avenue East, City of Toronto
North York Community Council Number NY8.8**

Aird and Berlis LLP represents 2004085 Ontario Inc., the owner of the property municipally known as 1891 Eglinton Avenue East in the City of Toronto (the "Site").

The Site occupies a prominent location in the proposed Golden Mile Secondary Plan Study area at the southeast corner of Eglinton Avenue East and Pharmacy Avenue with a frontage of 155 metres along Eglinton Avenue East and 290 metres along Pharmacy Avenue. The total area of the Site is approximately 5.1 hectares.

The portion of the Site that falls within the Secondary Plan Study area is designated as Mixed Use Areas by the Toronto Official Plan. The lands outside the proposed Secondary Plan area to the south are designated as Employment Areas. The in-force Site and Area Specific Policy No. 435 provides policies for the size, location, and character of residential and employment uses on the Site.

Our client and its consultants met with City staff responsible for the Golden Mile Secondary Plan process on April 23, 2019, to discuss the preliminary concepts for the area and particularly as they relate to the Site. We have recently been advised by staff that a further meeting will be scheduled in October to review development concepts for the Site which implement the goals of the Secondary Plan process while providing a reasonable development opportunity for our client.

Provincial Policy Framework

The entirety of the Site is located within a 500 metre radius of a future Major Transit Station Area (MTSA) on a priority transit corridor at the intersection of Eglinton Avenue East and Pharmacy Avenue as defined by the *Growth Plan for the Greater Golden Horseshoe*. Further, the portion of the Site that fronts onto Eglinton Avenue East is immediately adjacent to the future MTSA.

Section [2.2.4.3](#) of the *Growth Plan* requires that a minimum density of 160 residents and jobs combined per hectare are to be provided by light rail transit. Both the proximity of this Site to the MTSA and its scale represent a significant opportunity for the enhancement of the public realm along Eglinton Avenue East and a desirable location for a built form with higher maximum densities and heights.

Comments on the Maximum Density and Height Targets as Proposed in the Golden Mile Secondary Plan

The panel materials presented at the June 25, 2019, community consultation meeting contemplate a Gross Floor Space Index of 3.2 and a Net Floor Space Index of 4.2 for the Site. It is unclear whether the proposed maximum densities apply only to the portion of the Site within the Secondary Plan area, or the entirety of the Site and no rationale has been provided for the exclusion of the southern third of our client's lands from the Secondary Plan Area.

The maximum Net Floor Space Indices in the Secondary Plan area range from 5.9 on the northwestern side of the intersection at Eglinton Avenue East and Pharmacy Avenue (approximately 52 metres from the Site) to 7.6 on the southern side of Eglinton at Victoria Park Avenue (approximately 55 metres from the Site). No clear rationale has been provided for the distinctions made on a site-by-site basis.

The presentation materials also proposed maximum heights on the portion of the Site within the Secondary Plan area ranging from 20-30 storeys in a three-tower, built-form scheme. The maximum height proposed in the Secondary Plan area is 35 storeys, which is proposed to cluster around the intersection of Eglinton Avenue East and Victoria Park Avenue (approximately 55 metres from the Site). Once again, no clear rationale has been provided for the height distribution proposed, and our client's own design work to date illustrates that greater heights can be achieved on the Site while still meeting the performance criteria set out in the draft materials, including as the criteria relates to shadow on parks and the public realm.

The development concept presented by the City at the community consultation meeting contemplates significant portions of the Site being dedicated for public parkland, the extension of O'Connor Drive, as well as another mid-block right-of-way. It is unclear how the City proposes to acquire these significant public land dedications but, in our view, the proposed height and density for the Site would not adequately off-set these considerable takings.

Our client appreciates the efforts of staff to date and the emerging framework of the proposed Golden Mile Secondary Plan. In our view further work is required to ensure that reasonable development opportunities are enshrined in the resulting plan in order to ensure the Provincial goals of transit supportive densities are achieved while providing for the substantive public realm and other improvements identified in the planning documents to date.

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We look forward to continuing to work directly with staff as part of the ongoing planning process.

Yours truly,

AIRD & BERLIS LLP



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