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July 16, 2020

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**Scarborough Community Council
Scarborough Civic Centre
150 Borough Drive, 3rd Floor
Toronto, ON M1P 4N7**

Attention: Ms. Charlie Turpin, Committee Administrator

**Subject: Item SC16.3 - Golden Mile Secondary Plan – Final Report
Supplementary Public Input
Bell Canada - 865 Pharmacy Avenue, City of Toronto
GWD File PN.17.2581**

Gagnon Walker Domes Ltd. (GWD) is agent to Bell Canada (Bell), the registered owner of the approximately 2.36 hectare (5.83 acre) property known municipally as 865 Pharmacy Avenue in the City of Toronto (Bell Property). The Bell Property is located at the southeast corner of Pharmacy Avenue and Ashtonbee Road (less than 100 metres/328 feet north of Eglinton Avenue East) and within the City of Toronto's Golden Mile Secondary Plan (GMSP) Study Area boundary. The Bell Property has approximately 193.5 metres (635 feet) of frontage along Pharmacy Avenue and 106.0 metres (348 feet) of frontage along Ashtonbee Road.

A five-storey telecommunication toll and mobility switching office building and a 152.7 metre (500 foot) high communications tower currently occupy the Bell Property. The Bell Property is also occupied by a series of outdoor generators and other underground infrastructure. The existing building, tower and infrastructure are integral components of Bell's communications network. The Bell Property's facilities and infrastructure provide communications services that are utilized by local and regional emergency services, in addition to private commercial and residential uses.

A Context Plan and aerial photo of the Bell Property are enclosed as Attachment 1A / 1B.

As a land owner and essential utility provider Bell is significantly invested in maintaining its current operations on the property. Of primary importance to Bell is ensuring that its structures and service operations are thoroughly considered during the development of the GMSP policy framework. In addition, it is Bell's position that the GMSP should also appropriately recognize the intensification potential of the Bell Property given its proximity to the future Eglinton Crosstown Light Rail Transit line (LRT), frontage on an arterial road, location within a 'Major Transit Station Area', and existing 'Mixed Use Area' Official Plan designation.

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Bell Participation in GMSP Study

Previous public input letters were submitted to the City of Toronto on behalf of Bell in connection with the GMSP Study on June 7, 2018, November 14, 2018, September 6, 2019 and February 20, 2020. In addition, Bell and its consultants have attended various Community Consultation and Advisory Committee Meetings over the past several years to discuss their ongoing concerns with the emerging GMSP policy framework.

Bell supports the City's overall initiative to update planning policies for the GMSP area that generally encourage mixed use intensification along the Eglinton Crosstown corridor. However, despite Bell's ongoing input and participation, certain concerns related to both the continued current and long term use of the existing Bell Property as a 'Major Facility' and its intensification potential remain outstanding.

Please accept this correspondence as supplementary public input on behalf of Bell. We respectfully request that this letter form part of the public record and that it be considered prior to the approval of the planning and urban design policy/guidelines for the GMSP. It is our request that Community Council refer the Final Report (including the draft GMSP and Golden Mile Urban Design Guidelines) back to City planning staff for further consultation with Bell with a view to appropriately addressing the concerns and comments noted herein.

Provincial Policy and Land Use Designations

The Bell Property is considered a 'Major Facility' pursuant to the Provincial Policy Statement, 2020 (PPS) on account of its role and function as an essential telecommunications facility. The PPS directs that planning for growth should ensure compatibility with, and the long term viability of, 'Major Facilities'.

The entire Bell Property is located within 350 metres of the future Pharmacy LRT Station and as a result is located within a 'Major Transit Station Area' as defined within the Growth Plan, 2019. Generally, 'Major Transit Station Areas' are growth areas that are planned to be transit-supportive in design, mixed-use in nature and of higher density that shall provide convenient and efficient connections to transit stations, transit stops and other major trip generators.

The Bell Property is designated 'Mixed Use Areas' in the City of Toronto Official Plan. 'Mixed Use Areas' are areas of the City where a broad range of commercial, residential and institutional uses are contemplated in single use or mixed use buildings. The City's 'Mixed Use Areas' are anticipated to absorb future growth.

While municipal and provincial land use policy currently consider growth and intensification on the Bell Property, land use decisions affecting the subject site and surrounding lands also need to consider how potential growth and intensification "fit" within the context of Bell's operations and infrastructure. Specifically, municipal decisions regarding built form, land use and transportation matters within the GMSP must appropriately consider Bell's facilities, operations and ground based physical infrastructure.



It is our opinion that the GMSP, as currently advanced in the Final Report, is not consistent with the PPS, nor does it conform to the Growth Plan.

In our opinion the draft GMSP advances a planning and urban design framework that does not appropriately consider the Bell Property as a ‘Major Facility’ that is proposed to continue to operate, substantively in its current configuration, for the long term. Furthermore, notwithstanding the continued use of the Bell Property as a ‘Major Facility’, the subject site represents a significant intensification opportunity that is not properly recognized in the draft GMSP considering the Bell Property’s close proximity to the future Eglinton Crosstown LRT, location within a ‘Major Transit Station Area’, frontage on an arterial road and ‘Mixed Use Area’ Official Plan designation.

City of Toronto Final Report and Official Plan Amendment 499

The Final Report from Scarborough Community Planning, that is scheduled to be considered by Community Council on July 17, 2020, recommends that City Council adopt the draft GMSP and associated amendments as included in Official Plan Amendment 499 (OPA 499). The intent of the GMSP is to establish a planning framework that directs future, mixed use redevelopment and intensification within the GSMP Area that is anticipated in response to the significant investments associated with the LRT. The Final Report also recommends that Council direct Community Planning to utilize the accompanying Golden Mile Urban Design Guidelines in the review of existing and future development applications.

Bell’s Outstanding Concerns with the Draft Golden Mile Secondary Plan

Bell’s outstanding concerns with the draft GMSP are generally a result of a proposed planning policy framework that:

- Does not appropriately recognize the existing built conditions of the Bell Property and its existing and long term role as a ‘Major Facility’; and
- Does not appropriately recognize the intensification potential associated with those portions of the Bell Property that may be appropriate for intensification and infill.

The following sections identify additional comments and concerns on the draft GMSP.

Proposed Maps, Designations and Planning Overlays

The following are notable designations/ planning overlays on the Maps included in the draft GMSP that are relevant to the future proposed planning and development of the Bell Property and/or immediately abutting lands.

- Map 45-2 (Districts) & Map 45-3 (Character Areas)
 - Bell Property - ‘Central District’ & ‘Ashtonbee Transition Area’
 - Pharmacy Avenue and Eglinton Avenue East – ‘Transit Node’



- Map 45-4 (Structure Plan), Map 45-7 (Street Network), Map 45-8 (Street Right of Way Widths) & Map 45-9 (Pedestrian Network)
 - Pharmacy Avenue and Ashtonbee Road - *'Existing Street with Improved Streetscape'*
 - New Streets on Bell Property:
 - *'New Street, East-West Street 2' (27 metres)*
 - *'New Conceptual Street' (New midblock east-west street)*
 - *'New Street, North-South Street 4' (20 metres)*
- Map 45-5 (Development Density)
 - Bell Property – *Maximum Gross Density 2.5*
- Map 45-6 (Public Realm Plan)
 - Bell Property (Intersection of Pharmacy Avenue and *'New Street, East-West Street 2'*) - *'Potential POPS/Public Art at Intersection'*
- Map 45-9 (Pedestrian Network)
 - Bell Property (two locations) – *'Potential Mid-block Pedestrian Connections'*
- Map 45-12 (Base Building Heights) & Map 45-13 (Building Types and Heights in Character Areas) & Map 45-14 (Angular Planes)
 - Bell Property – *'Mix of tall buildings and mid-rise buildings (Max. 25 storeys)'*
 - Bell Property (from Ashtonbee Reservoir Park) - *45 Degree Angular Plane Height Restriction*
- Map 45-11 (Building Setbacks) & Map 45-15 (Building Edges)
 - Bell Property – *'3.0 metre Minimum Building Setbacks'*
 - Bell Property – *'Possible Building Edges'*

Summary of Concerns - Proposed Maps, Designations and Planning Overlays

- Maps fail to identify the retention and long-term use of the Bell facility; including, the existing telecommunication toll and mobility switching building, communications tower and infrastructure.
- Maps 45-4, 45-7 and 45-8 pertaining to the proposed local street network are incompatible with the retention and long-term use of the Bell facility and existing infrastructure. More specifically,
 - The proposed *'New Conceptual Street'* identified on the Bell Property is planned to be located directly through, and thus in direct conflict with, the existing Bell building, telecommunications tower and accessory building/generators; and



- The proposed alignment of the 27 metre wide *'New Street, East-West Street 2'* along the south limit of the Bell Property will disrupt existing underground communications infrastructure that is critical to the Bell Property's current and future use as a 'Major Facility'.
- Maps fail to appropriately recognize and/or inappropriately restrict the Bell Property's intensification potential for those portions of the subject site that are able to accommodate intensification and infill.
- Maps 45-4, 45-7, 45-8 and 45-9 pertaining to the proposed local street and pedestrian network limit future redevelopment opportunities.

The proposed alignment of *'New Street, East-West Street 2'* fully within the limits of the Bell Property, along with the proposed southern *'Potential Mid-block Pedestrian Connection'* severely diminish future intensification opportunities on the Bell Property's south limit for tall buildings; where the greatest opportunity for intensification on the Bell Property is envisaged given its proximity to the Pharmacy LRT station.

The extent of proposed public streets and mid-block pedestrian connections through and along the Bell Property includes:

- *'New Street, East-West Street 2' (located along the southern limit of the Bell Property);*
- *'New Conceptual Street' (New mid-block east-west street through the existing Bell building and accessory buildings/structures);*
- *'New Street, North-South Street 4' (which subject to further study may be located on the Bell Property); and*
- *Two(2) publicly accessible, east-west 'Potential Mid-block Pedestrian Connections'.*

The extensive and compounding extent of proposed public streets and pedestrian connections on the Bell Property reduces the amount of land available for future intensification on the Bell Property, which negatively impact Bell's ability to accommodate future intensification for tall buildings commensurate with the Bell Property's location within a 'Major Transit Station Area'.

Attachment 2 enclosed herein, provides an overlay map that combines the proposed road network and additional development constraints to the developable areas on the Bell property along with the Bell building, which is not expected to change in the long term.

- Map 45-6 identifies *'Potential POPS/Public Art at Intersection'* at the intersection of Pharmacy Avenue and proposed *'New Street, East-West Street 2'*. Given site constraints associated with the long-term retention of the existing Bell building and in consideration of the Bell Property's primary intensification opportunity being located south of the existing building, the location of the potential POPS reduces the area available to accommodate tall buildings on the Bell Property.



- Maps 45-5 and 45-13 identify a maximum building height of 25 storeys and a maximum gross density of 2.5 FSI for the Bell Property. In our opinion the maximum building height of 25 storeys and the maximum gross density of 2.5 FSI represents an underutilization of the subject site that does not conform to Provincial policy, which generally promotes intensification within ‘Major Transit Station Areas’ at densities intended to optimize the use of land and infrastructure. Given the Bell Property’s location and immediate proximity to an LRT transit station, it should be identified as being located within those areas of the GMSP that are planned to accommodate the highest density and the tallest buildings.

We note for the record that regardless of Bell’s superior location relative to ‘Transit Nodes’, the draft GMSP assigns select other properties within the GMSP higher building heights and greater planned densities, as compared to the Bell Property.

- Map 45-14 identifies a ‘45 Degree Angular Plane’ height restriction on new developments located in proximity to Ashtonbee Reservoir Park. The Bell Property is located south of Ashtonbee Reservoir Park. The ‘45 Degree Angular Plane’ height restriction will further limit Bell’s intensification opportunities.
- Maps 45-11 and 45-15 identify minimum building setbacks and ‘Possible Building Edges’ that do not recognize the opportunities and constraints associated with the retention and long-term operation of the Bell facility.

Bell’s Requested Amendments - Proposed Maps, Designations and Planning Overlays

In our opinion the Maps included in the draft GMSP should be revised to accommodate the retention and long term use of Bell’s facilities and the Bell Property’s intensification opportunities as follows:

- Remove east-west ‘New Conceptual Street’ through the Bell Property on Maps 45-4, 45-7 and 45-9, as this public street does not recognize the long term retention and nature of the Bell building and operations;
- Revise all Maps to re-align that portion of ‘New Street, East-West Street 2’ to facilitate the future potential redevelopment of tall buildings south of the existing Bell building and to reduce impact on the Bell Property;
- Remove the ‘Potential Mid-block Pedestrian Connections’ traversing the Bell Property on Map 45-9. The location of pedestrian connections should be assessed at the time of the submission of future development application(s) for the Bell Property;
- Relocate the potential POPS on the Bell Property, as identified on Map 45-6, to the intersection of Pharmacy Avenue and Ashtonbee Road should it be determined on redevelopment that a POPS is appropriate for the Bell Property;
- Revise Maps 45-5 and 45-13 to identify the Bell Property as being subject to the highest maximum building heights and densities permitted in the GMSP;



- Remove of the '45 Degree Angular Plane' from the south limit of Ashtonbee Reservoir Park on Map 45-14;
- Remove the 'Possible Building Edges' identified on Map 45-15 as they do not recognize the opportunities and constraints associated with the retention and long-term operation of the Bell facility;
- Remove Map 45-11 related to minimum building setbacks from the draft GMSP as any development standards concerning building setbacks should be more appropriately contained to applicable design guidelines or zoning by-laws so as to provide sufficient flexibility for the establishment of appropriate building setbacks during the review and approval of site specific development proposals.

Bell's Concerns with the Draft GMSP Policy Framework

In addition to Bell's above noted concerns related to the proposed Maps of the draft GMSP, Bell provides the following additional comments and concerns in relation to the proposed policies of the draft GMSP.

Section 2 (Vision and Guiding Principles)

- The policies fail to include any visioning and/or guiding principles specifically related to the long term operation of the Bell facility as a 'Major Facility' and the mitigation assessments for development proposals located within immediate proximity thereto.

Section 3 (Area Structure)

- Policy 3.9 - Pursuant to Map 43-3 the Bell Property is located within the 'Ashtonbee Transition Area' Character Area. According to Policy 3.9 the 'Ashtonbee Transition Area' Character Area, *"will provide several new parks of varying sizes that will serve as focal points for the community...Tall buildings with lower heights than the Mixed Use Transit Nodes, mid-rise buildings, and limited low-rise buildings are permitted. Built form will provide appropriate transition to the parks and open spaces...and will promote a balanced mid-rise character along the north and south sides of New East-West Street #2."*

Policy 3.9 refers to "*several*" new parks within the Character Area, however only two (2) new public parks are identified on the Maps forming part of the draft GMSP. This suggest that the Maps are not consistent with Policy 3.9 in terms of the number of public parks planned for the Character Area.

- Policy 3.9 directs that tall buildings within 'Ashtonbee Transition Area' Character Area are to be developed at a lower height than those tall buildings proposed within the 'Mixed Use Transit Node' Character Area. Pursuant to Policy 3.5 the 'Mixed Use Transit Nodes' Character Area, which is located immediate south of the Bell Property, shall include *"buildings with some of the greater heights in the Plan Area, located near the ECLRT stops"*.



Given the Bell Property's location along an existing arterial road, within a 'Major Transit Station Area' and in immediate proximity to the Eglinton-Pharmacy Transit Node/LRT station, the Bell Property should be located in the 'Mixed Use Transit Nodes' Character Area which accommodates the development of the greatest building heights within the GMSP.

- Policy 3.9 directs that development within the 'Ashtonbee Transition Area', *"will promote a balanced mid-rise character along the north and south sides of New East-West Street #2."*

The 'Ashtonbee Transition Area' Character Area is intended to permit tall building development. However, the compounding effect of Policy 3.9 with other policies of the draft GMSP, including Map 45-14, restrict and potentially eliminate the ability for the Bell Property to accommodate tall building built forms. In our opinion the Bell Property is a tall building site.

Section 4 (Land Use and Density)

- Policy 4.10 directs that, *"As part of a complete application, a Compatibility/Mitigation Study and a Noise Impact and Air Quality Study will be required to determine land use compatibility, appropriate mitigation measures, appropriate design, and minimum separation distances between the sensitive land uses and employment uses including within the area of influence of any major facility"*.

Bell supports Policy 4.10 which requires that development proposals be assessed in the context of the Bell Property as a 'Major Facility', and that such assessment and any required mitigation measures be identified prior to any development application being deemed "complete" by the City.

Section 6 (Public Realm)

- Policies 6.24 and 6.25 directs that additional parks and open spaces may be added where additional opportunities and/or needs arise at the City's discretion.

These policies lack sufficient clarity as to the criteria to be relied upon when the City is determining whether additional parkland may be required, and whether these policies are intended to be applied directly to those development proponents which individually exceed their planned density as established in the GMSP. The Bell Property should not be required to accommodate additional parkland based on the granting of additional density to other development sites located within the GMSP.

- Policy 6.29 identifies criteria associated with the location of POPS on development sites. This policy should provide sufficient flexibility related to the location and placement of potential POPS within development proposals. Bell recommends replacing the word *"should"* in the lead-in sentence of this Policy with the words *"are encouraged to"*.



Section 7 (Built Form)

- Policy 7.10 directs that minimum building setbacks be established pursuant to Map 45-11.

Policy 7.10 and Map 45-11 do not recognize the opportunities and constraints associated with the Bell Property considering the retention and long-term operation of the Bell facility. Policy 7.10 and Map 45-11 should be deleted from the draft GMSP on the basis that the provision of minimum building setbacks is overly prescriptive in the context of a Secondary Plan. Minimum building setbacks are more appropriately determined in the context of area specific design guidelines or zoning by-laws so as to provide flexibility during the review and approval of site specific development proposals.

- Policy 7.18 fails to recognize roof top outdoor amenity spaces.
- Policy 7.20 seeks to limit the location of surface parking on lands designated 'Mixed Use Area'.

Policy 7.20 does not sufficiently recognize the existing and continued use of the Bell facility. Intensification of the Bell Property may require the relocation and/or continued use of existing surface parking areas, which may be adjacent to public streets. This policy should also not apply to any proposed expansions or improvements to the existing Bell facility.

- Policy 7.26 directs that base building heights will be incorporated into proposed mid-rise and tall buildings pursuant to Map 45-12.

Policy 7.26 and Map 45-12 should be deleted from the draft GMSP. The establishment of base building heights is overly prescriptive in the context of a Secondary Plan and should more appropriately be evaluated on a site-by-site basis through the review of individual development applications based on an assessment of built form, building height, land use, and other contextual considerations, as well as the guidance provided by existing City-wide design guidelines.

- Policy 7.27 directs that new development fall below a height as established by a 45 degree angular plane measured from existing parks identified on Map 45-14, including Ashtonbee Reservoir Park.

Application of an angular plane will restrict building heights on the Bell Property and negatively impact potential intensification opportunities within a 'Major Transit Station Area'.

- Policies 7.34, 7.38, 7.41, 7.43, and 7.45b), as well as Map 45-13 limit tall buildings in the 'Ashtonbee Transition Area' Character Area and where permitted to a maximum height of 25-storeys.



The 'Ashtonbee Transition Area' Character Area is intended to permit tall building development. However, these policies of the draft GMSP are out of step with this directive and generally discourage and potentially eliminate the ability of the Bell Property to accommodate tall building built forms within that portion of the subject site where additional development can be accommodated. We are of the opinion that the Bell Property is an appropriate candidate for tall building intensification and that the draft GMSP policy framework should clearly recognize this.

In consideration of the Bell Property's location along an existing arterial road, within a 'Major Transit Station Area', and in direct proximity to the Eglinton-Pharmacy Transit Node/LRT station, the Bell Property should be located in the 'Mixed Use Transit Nodes' Character Area, thereby facilitating buildings with the greatest building heights within the GMSP - including that portion of the Bell Property fronting onto proposed 'New East-West Street 2'.

- Policies 7.44 c) and 7.44 e) advance development standards for tall buildings which are more restrictive than the tall building standards established in the City-wide Tall Building Design Guidelines. Appropriate rationale has not been provided to substantiate more restrictive design measures for tall buildings in the draft GMSP and as such should be deleted. These Policies (in addition to Policy 7.44 d), are overly prescriptive in the context of a Secondary Plan and will elevate the status of the Tall Building Design Guidelines to Official Plan policy. In our opinion these development standards should be treated as guidelines and assessed on a case-by-case basis during the development application review process.
- Policies 7.45 d) and 7.45 e) will elevate the status of guidelines pertaining to mid-rise buildings to Official Plan policy. In our opinion these development standards are overly prescriptive for a Secondary Plan and should remain as guidelines to be assessed on a case-by-case basis during the development application review process.
- Policy 7.44 b) and 7.45 c) limit the development of tall buildings to a total of two (2) for each development block, and requires at least one (1) mid-rise building for each development block in the 'Ashtonbee Transition Area' Character Area.

Sufficient rationale has not been provided to substantiate the aforementioned arbitrarily restrictive built form requirements and as such the policies should be deleted.

- Policy 7.47 should be revised to replace the reference to "*minimize*" shadows with "*adequately limit*" shadows.
- Policies 7.48 and 7.49 advance development restrictions related to the provision of shadowing onto new and existing parks and open spaces. The proposed development standards are overly restrictive and inappropriate in the context of Official Plan policy and should be deleted.



Section 11 (Mobility)

- Section 11 identifies performance standards for the development of the street network including 'New Streets' and 'Conceptual Streets' and 'Potential Mid-block Pedestrian Connections'.

The proposed street and pedestrian network as advanced in the draft Maps and the applicable policies of Section 11 fail to recognize the existing built condition of the Bell Property and its current and long-term role as a 'Major Facility'. Furthermore, the street and pedestrian network restrict the Bell Property's intensification potential for those portions of the Bell Property that may be appropriate for infill and intensification.

Section 13 (Implementation)

- Policy 13.11 – Identifies Complete Development Application Requirements which should be expanded to include explicit reference to the requirements as set out in Policy 4.10 of the draft GMSP where development is proposed between sensitive land uses and certain employment uses/ 'Major Facilities'.
- Policies 13.23 and 13.24 seek to establish policies regarding restrictions to existing established uses during the redevelopment of the Secondary Plan Area.

Bell does not support these policies on the basis that they could restrict future improvements and/or alteration to the existing Bell facility and operations. Considering that the Bell operations are considered a 'Major Facility' that is proposed to remain for the long term the Bell Property should be exempt from these policies.

Additional Concerns and Comments on the Golden Mile Urban Design Guidelines

- In light of Bell's significant policy concerns, we cannot support the Golden Mile Urban Design Guidelines. The Golden Mile Design Guidelines fail to recognize the retention and long term operation of Bell's 'Major Facility'. In addition, they also fail to advance design recommendations that would facilitate the appropriate intensification of the Bell Property.
- Bell does not support the inclusion of Demonstration Plans within the Golden Mile Urban Design Guidelines on the basis that they advance predetermined future development scenarios; which in the case of the Ashtonbee Transition Area Demonstration Plan is inconsistent with Bell's current and envisaged use of the property.

Concluding Remarks

The planning objectives for the GMSP should consider how growth and intensification "fits" within the context of the Bell Property as both a 'Major Facility' and an opportunity to accommodate transit-supportive development within a defined 'Major Transit Station Area'.



Although Bell commends the City for taking initiatives to update planning policies for the GMSP Area, Bell remains concerned with:

- The insufficient regard that the draft GMSP has made with respect to the Bell Property as it pertains to the retention of the existing building, tower and infrastructure and the long term use of the Bell Property as a 'Major Facility'; and
- Failure of the draft GMSP to appropriately recognize the Bell Property's intensification potential as a tall building site, at a density that will optimize the significant investment made to local transit infrastructure.

Given Bell's outstanding concerns, we respectfully request that Community Council refer the Final Report, including the draft GMSP and Golden Mile Urban Design Guidelines, back to City planning staff for further consultation with Bell.

In closing, we request notification of all upcoming meetings, as well as notice of any and all decisions of Council and Community Council in connection with the GMSP.

Yours truly,

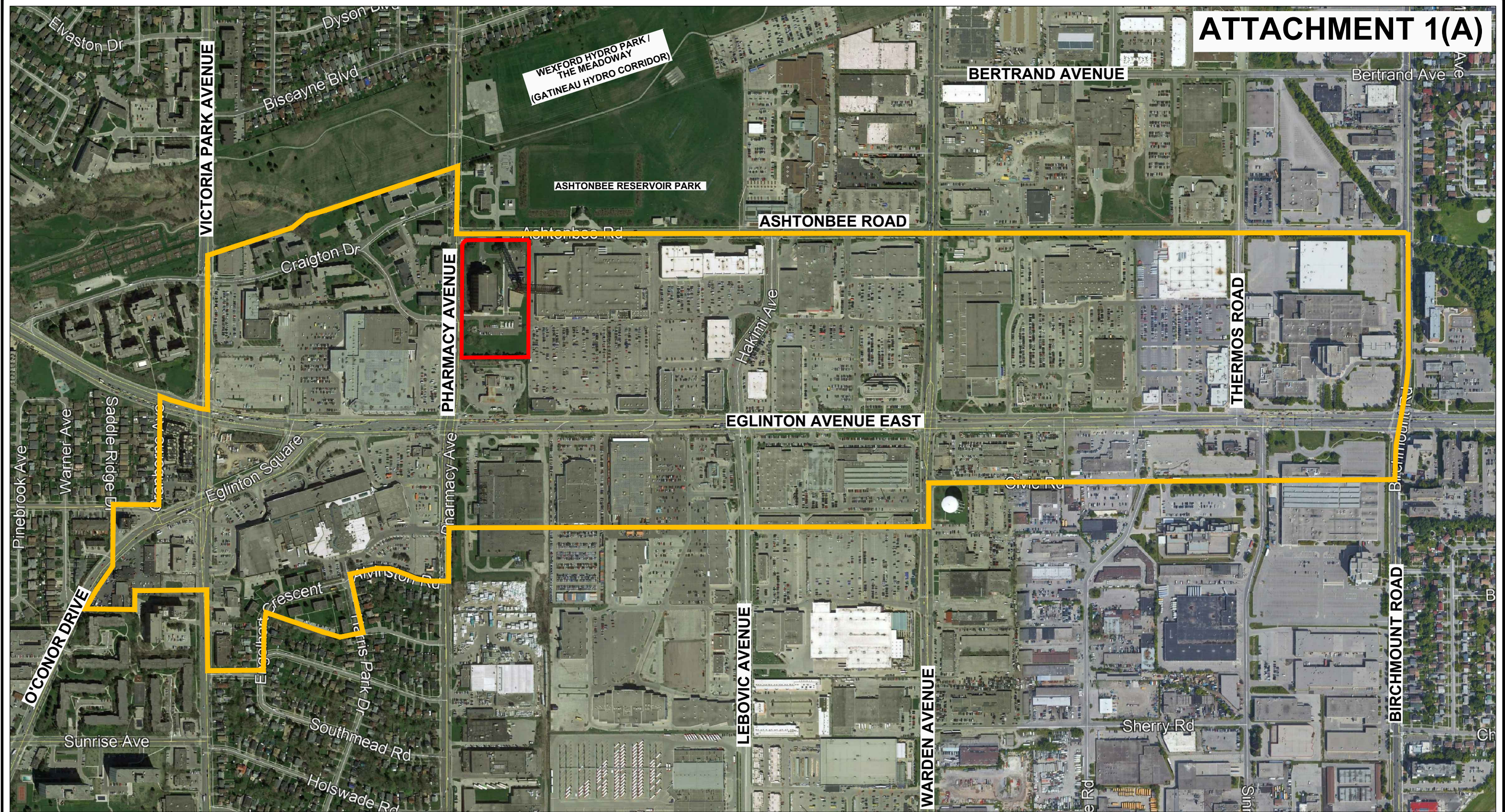
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Michael Gagnon, B.E.S., M.C.I.P., R.P.P.
Managing Principal Planner

A purple ink signature of Richard Domes, featuring a large loop and a long horizontal stroke.

Richard Domes, B.A., C.P.T.
Principal Planner

C.C.: J. Lee, Bell Canada
I. Tang, Borden Ladner Gervais LLP
S. Walker, N. Barry Lyon Consultants Limited
E. Caldwell, City of Toronto



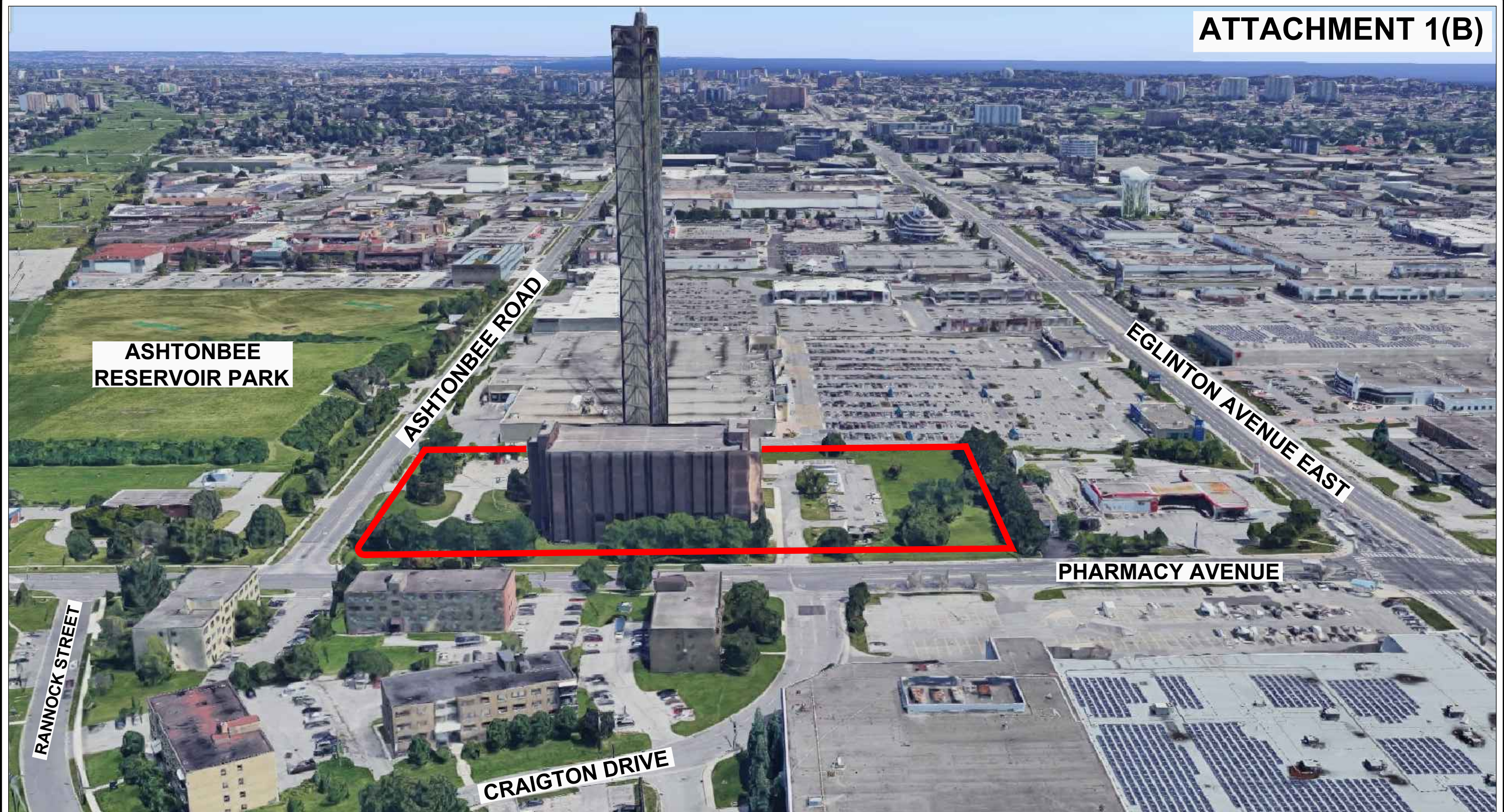
CONTEXT PLAN
GOLDEN MILE SECONDARY PLAN AREA
BELL CANADA
865 PHARMACY AVENUE



- LEGEND**
-  Subject Site
 -  Golden Mile Secondary Plan Boundary

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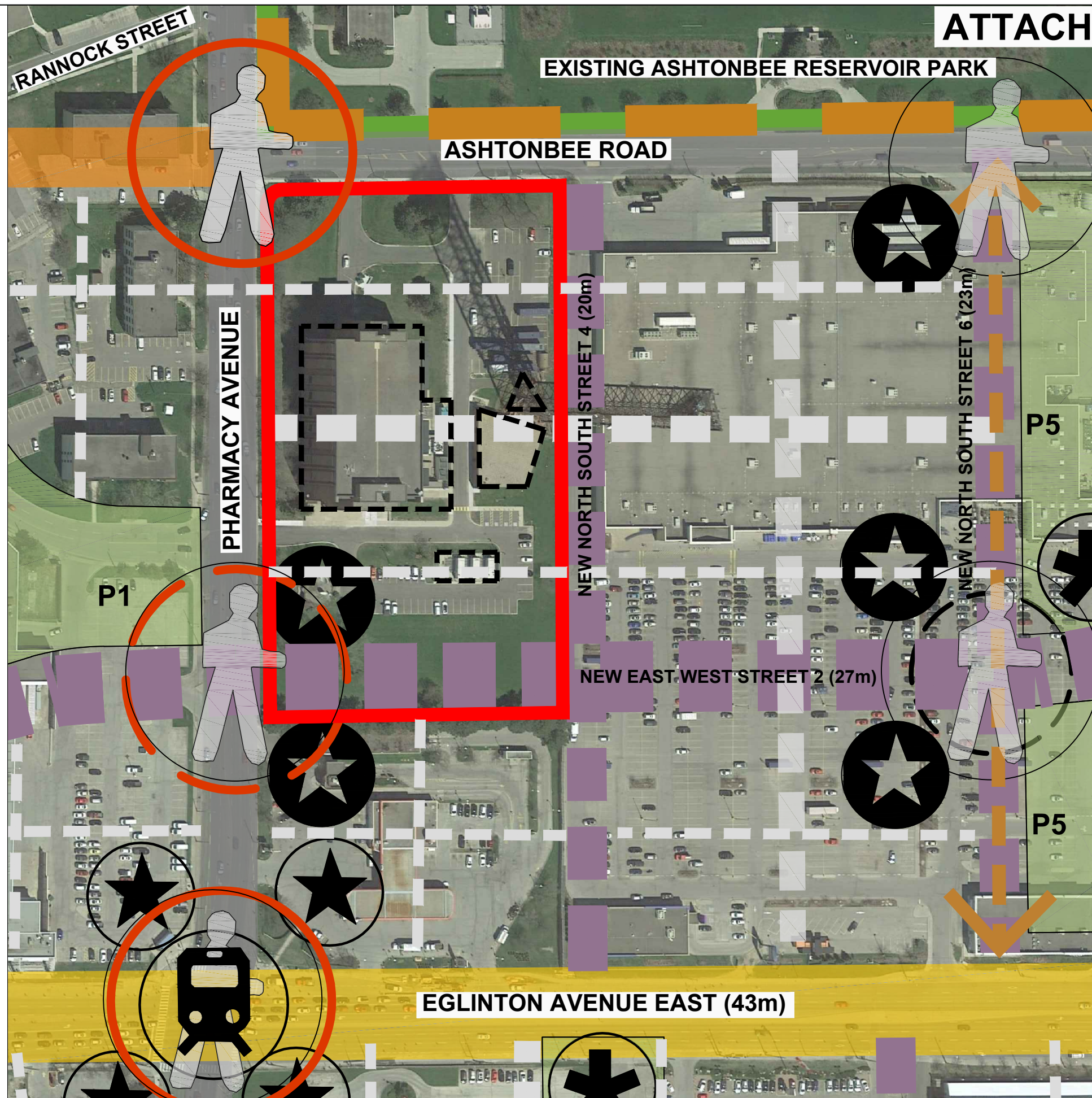


OBLIQUE AIR PHOTO
GOLDEN MILE SECONDARY PLAN AREA
BELL CANADA
865 PHARMACY AVENUE

LEGEND
 Subject Site

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ATTACHMENT 2



GOLDEN MILE SECONDARY PLAN AERIAL IMAGE & PLANNING OVERLAYS 865 PHARMACY AVENUE

LEGEND

- Subject Site (Bell Canada)
- Existing Buildings, Structures and above-grade Equipment
- Map 45-6 Public Realm Plan Overlays**
- T Transit Node
- G Green Node
- ★ Potential POPS/Public Art at Intersection
- ★ Potential POPS/Public Art at LRT Stop
- Existing Park
- New Park

Map 45-7 Street Network Overlays

- Existing Street to be Widened
- Existing Street with Improved Streetscape
- New Street
- New Conceptual Street
- Existing Signalized Intersection
- Proposed Signalized Intersection

Map 45-9 Street Network Overlay

- P Priority Pedestrian Location
- Potential Mid-block Pedestrian Connection
- Multi Use Trail

Map 45-13 Building Types and Heights in Character Areas Overlays

- Mix of tall buildings and mid-rise buildings (Max 25 storeys)
- Mix of tall buildings and mid-rise buildings (Max 30 storeys)

Map 45-14 Angular Planes Overlays

- 45 Degree Angular Plane

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