



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

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September 11, 2020

**City of Toronto**

Community Planning, Scarborough District  
 150 Borough Drive  
 Toronto, Ontario, Canada  
 M1P 4N7

**Attention:**      **Emily Caldwell, MCIP RPP**  
 Senior Planner

Dear Ms. Caldwell,

**RE:      Golden Mile Secondary Plan Study (Planning Application Number: 17 134997 EPS 00 TM)**  
**October 16, 2020 Scarborough Community Council**  
**Comment on behalf of the owners of 1474 Victoria Park Avenue**  
**TBG Project No: 20665**

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The Biglieri Group Ltd. (TBG) represents BRL Realty Limited, owners of the lands located on the south-west corner of O'Connor Drive and Victoria Park Avenue and municipally known as 1474 Victoria Park (hereafter the "Site" or "Subject Site"). The Site is current designated "Avenue" and "Mixed Use" in the City of Toronto Official Plan and is also subject to the policies of SASP 400, being the O'Connor Drive Avenue Study. SASP 400 generally directs for mixed-use mid-rise built form along O'Connor and identifies the Subject Site as a "Key Intersection".

The Subject Site also falls within the boundaries of the proposed Golden Mile Secondary Plan (GMSP). On behalf of the owners TBG has reviewed the policies of the GMSP. Per the GMSP the Site is located within "Character Area 8", which is generally subject to the built form and height policies of SASP 400.

The GSMP also considers the potential for realignment of O'Connor Drive to a location south of the Subject Site. TBG understands through correspondence with staff that the O'Connor Drive realignment will be explored through a forthcoming EA process that is expected to take multiple years to complete.

TBG understands that a decision on the GMSP (and associated staff report) was deferred at the July 17<sup>th</sup> 2020 Scarborough Community Council to allow additional time for staff to consult with interested parties within the community. Further to this decision, and on behalf of our clients, TBG provides the following commentary for review and discussion by staff:

- It is TBG's professional planning opinion that should the outcome of the EA process identify realignment and relocation of O'Connor Drive, that this in turn would necessitate a review of the policies of the GMSP and SASP 400 in relation to the Subject Site – as the Site would no longer address O'Connor Drive and there would be no rationale for its inclusion within the O'Connor Drive Avenue Study.
- TBG would request that the above be formally recognized either through policies in the GMSP or within an addendum staff report.

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**PLANNING | DEVELOPMENT | PROJECT MANAGEMENT**

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- TBG, on behalf of our clients, has interest, and intends to be involved in the GMSP process as well as the forthcoming O'Connor Drive EA process and finally in any subsequent review of SASP 400 & the GMSP. As such, TBG formally requests to be provided any notices, report, or correspondence as related to these matters.

TBG thanks staff for the fruitful and productive discussions on these matters which has occurred to date and is grateful for staffs' time and insight. Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Respectfully,  
THE BIGLIERI GROUP LTD.



Michael Testaguzza  
MCIP, RPP  
Planner

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