

# Cassels

October 14, 2020

By email: [scc@toronto.ca](mailto:scc@toronto.ca)

Scarborough Community Council  
Scarborough Civic Centre  
3<sup>rd</sup> Floor, 150 Borough Dr  
Toronto, ON M1P 4N7

Attn: Carlie Turpin

Dear Sirs/Mesdames:

**Re: Item No. SC18.1 | Request for Deferral  
Golden Mile Secondary Plan | Final Report and Supplementary Report  
Concerns Regarding Proposed OPA 499 and Urban Design Guidelines  
Canadian Tire Real Estate Limited | 1901 Eglinton Avenue East**

We are the lawyers for Canadian Tire Real Estate Limited (“**CTREL**”), the owner of approximately 2.63 ha of land known municipally as 1901 Eglinton Avenue East (the “**Property**”). The Property is improved with a Canadian Tire store and associated parking. We are writing further to our correspondence of July 15, 2020 to note our client’s ongoing and significant concerns in respect of the draft Golden Mile Secondary Plan (the “**Draft Secondary Plan**”) and related Urban Design Guidelines (the “**UDG**”), and ask that the Item continue to be deferred.

CTREL, through its planning consultants, Zelinka Priamo Ltd., has been participating in the ongoing Golden Mile Secondary Plan Study, provided preliminary feedback at a meeting with Staff on March 29, 2019, and provided preliminary comments on February 18, 2020. Pursuant to our letter to Scarborough Community Council dated July 15, 2020, we confirmed that the majority of our client’s comments remained unresolved. On July 17, 2020, Scarborough Community Council deferred this Item to allow time for staff to consider the concerns raised to date. However, despite this clear direction, limited opportunity was provided by staff to discuss CTREL’s concerns, and no response to CTREL’s concerns has been received. As set out in the enclosed letter from Zelinka Priamo Ltd., CTREL’s concerns remain outstanding, including our concerns about the impact of the Draft Secondary Plan and UDG on the existing and successful Canadian Tire store and its ability to expand and redevelop with an appropriate range of uses.

Our client continues to request a deferral of this Item to allow greater time for meaningful discussion with interested stakeholders to occur.

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Toronto, ON M5H 3C2 Canada

Please provide the undersigned with written notice of all decisions related to this matter.

Yours truly,

Cassels Brock & Blackwell LLP

A handwritten signature in blue ink, appearing to read "Signe Leisk". The signature is fluid and cursive, with a large initial "S" and a long horizontal stroke extending to the right.

Signe Leisk  
Partner

SL/CG/cm  
Enclosure



**VIA EMAIL**

October 14, 2020

Cassels Brock & Blackwell LLP  
40 King St. W., Scotia Plaza, Suite 2100  
Toronto, ON  
M5H 3C2

Attention: Ms. Signe Leisk, Partner

Dear: Ms. Leisk

**Re: Scarborough Community Council – October 16, 2020 Meeting  
Item SC18.1 – OPA 499, Golden Mile Secondary Plan Study  
City-Initiated OPA File No.: 17 134997 EPS 00 TM  
Comments on Behalf of Canadian Tire Real Estate Limited  
1901 Eglinton Avenue East  
Toronto, ON**

**Our File: CAT/TOR/18-01**

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As you are aware, we are the planning consultants for Canadian Tire Real Estate Limited (“CTREL”) for the Golden Mile Secondary Plan Study. CTREL are the owners of the approximately 2.63 ha (6.50 ac) lands known municipally as 1901 Eglinton Avenue East in the City of Toronto (the “subject lands”). The subject lands are developed with a Canadian Tire store and associated parking.

CTREL has been participating in the ongoing Golden Mile Secondary Plan Study and provided preliminary feedback at a meeting with Staff on March 29, 2019. On behalf of CTREL, we provided preliminary comments dated February 18, 2020 regarding concerns with the December 20, 2019 Draft Secondary Plan Policies for the Golden Mile Secondary Plan and we provided comments dated July 14, 2020 regarding concerns with the June 2020 Draft OPA 499, Golden Mile Secondary Plan and draft Golden Mile Urban Design Guidelines dated July 2020 for the July 17, 2020 Public Meeting.

On September 29, 2020, Staff released a revised Draft OPA 499, Golden Mile Secondary Plan along with a Supplementary Report dated September 29, 2020 and Draft Golden Mile Urban Design Guidelines dated July 2020 for the October 16, 2020 public meeting. Based upon our review of the Draft Secondary Plan Policies and Draft Urban Design Guidelines, generally none of our comments have been addressed.

We would welcome the opportunity to meet with Staff to discuss our comments further.

Should you have any questions, or require further information, please do not hesitate to call.

Sincerely,

**ZELINKA PRIAMO LTD.**

A handwritten signature in black ink, consisting of the letters 'JR' in a stylized, cursive font.

Jonathan Rodger, MScPI, MCIP, RPP  
Senior Associate