



Infrastructure & Environment Committee
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

May 24, 2024

Re: RE. IE14.6 – ReNew Golden Mile Environmental Assessment – Interim Report

Dear Chair McKelvie and members of the Infrastructure & Environment Committee,

Dundeal Canada (GP) Inc., henceforth referred to as Dream, is the owner of the lands at 2200-2206 Eglinton Avenue East, 1020-1030 Birchmount Road, and 75 Thermos Road, located at the west end of the Golden Mile (the “Subject Site”).

Since 2018, Dream has been planning for the redevelopment of the Subject Site by advancing site-specific development applications for a multi-phased high-density mixed-use community. Site-specific Official Plan and Zoning By-law Amendments (“OPA” and “ZBA”) were approved by the Ontario Land Tribunal in August, 2022. Dream is actively working with the City to advance the approval of its application for Draft Plan of Subdivision (“DPOS”) and associated Draft Plan conditions for the Subject Site, and has also filed a Site Plan Control application to advance the first phase of development, which will include a new park and affordable residential units.

A key structuring component of approved OPA and ZBA is the conveyance of a new east-west public street through the Subject Site between Thermos Road and Birchmount Road, having a 27-metre-wide right-of-way. Referred to as Golden Mile Boulevard, the location and alignment of this public street was the subject of extensive discussions between Dream and City staff between 2018-2022, with a particular emphasis on accommodating the existing office building and associated parking structure on site. The approved site-specific OPA and ZBA identify the location of Golden Mile Boulevard as determined through these previous discussions.

Dream has reviewed the staff report regarding the ReNew Golden Mile Environmental Assessment and notes that there appears to be a discrepancy of Golden Mile Boulevard alignment depicted in Appendix 1 (page 5), and the alignment reflected in the site-specific OPA and ZBA. The Golden Mile Boulevard alignment shown in the staff report appears to conflict with the north side of the existing above-grade parking structure, which is proposed to be retained. Such an alignment would require the demolition of the parking structure and would run counter to the direction of the site-specific OPA and ZBA, as well as the in-progress DPOS, which locate the new street north of the retained parking structure.

In light of this discrepancy Dream wishes to convey its desire to continue working with the city on advancing an alignment for Golden Mile Boulevard that is consistent with the alignment established through the approved site-specific OPA and ZBA and reflected in the DPOS that is nearing approval.



Dream would also appreciate the opportunity to work with the City in the context of the ongoing Environmental Assessment process to confirm the detailed cross-sections for the Golden Mile Boulevard right-of-way as they pertain to the Subject Site.

We thank Staff for their continued active engagement with Dream and look forward to an expeditious resolution of the EA process.

Sincerely,

A handwritten signature in black ink that reads "sarah craig".

Sarah Craig
Development Manager
Dream Unlimited