

May 27th, 2024

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

**RE: ReNew Golden Mile Environmental Assessment (Phases 3 and 4) - Interim Report
Preliminary Recommended Alignment and Designs Comments**

Dear Chair McKelvie and Members of the Committee:

We thank you for the opportunity to provide input and feedback on the Preliminary Recommended Alignment and Designs contained within the Interim Staff Report regarding the ReNew Golden Mile Environmental Assessment (herein also referred to as the “Golden Mile EA”).

Since 2020, Mattamy, and the former owner of the property, have been actively advancing development applications for the 1891 Eglinton Avenue East property (also referred to herein as the “Site”) seeking approval for a comprehensive, transit-oriented, mixed-use and master planned development, responding to the City’s redevelopment vision of the Golden Mile area. We have been working alongside our transportation consultant, BA Group, as well as the Golden Mile Landowner’s Group (“GMLOG”) to coordinate on development-related matters to ensure timely and well-coordinated designs to kick-start the transformation of the Golden Mile.

We have been in conversation with the City’s ReNew EA team, and most recently, have received the digital preliminary alignment for the O’Connor Extension that will bisect our site and serve as the future physical border between the Mixed-Use and Employment lands.

Overall, we are pleased to see Alignment #1 moving forward. However, we urge timely resolution of the more detailed functional intersection designs that will follow. Please see the following for our comments:

Mattamy’s Comments as it pertains to the O’Connor Drive Extension

- We note that all five contemplated future O’Connor Drive alignments were generally reflective of the alignment being advanced on our site-specific development applications.

- The Recommended Alignment #1 being advanced now continues to be generally in conformance with our current site-specific alignment and designs.
- We acknowledge there is an approximate 1.6m difference between the two alignments and we will continue to work with the ReNew EA team to ensure fully coordinated plans to facilitate timely advancement of the relevant application(s).
- We also note that the Cross-Section design for the proposed 27m Right-of-Way (2 lanes) is typical of the O'Connor extension across the GMSP and acknowledge the note on Exhibit 04 regarding further work needed to confirm right-of-way requirements at key intersections. It is Mattamy's position that, based upon work undertaken on behalf of Mattamy, the provision of a 27m Right-of-Way should be sufficient to accommodate any City road needs without the need for additional road allowance.
- We are most interested in, and concerned with, the timely advancement of the functional designs for key intersections as to not cause delays to our site-specific applications as we strive to deliver housing

Summary and Next-Steps

We thank the Members of the Committee for your consideration and the opportunity to provide feedback throughout this process.

Mattamy looks forward to, and remains committed to, working with the City throughout the EA process and urges the timely completion of the Preferred Design as it will be critical to being able to begin construction of the infrastructure to unlock the much needed housing throughout the Golden Mile.

We look forward to coordinating with the EA team at a more detailed level as it relates to the functional intersection design of Pharmacy and O'Connor, which will be imperative for our Official Plan Amendment, Zoning By-law Amendment, Consent to Sever and Draft Plan of Subdivision applications.

Sincerely,



Billy Caden

Mattamy Homes