

May 27<sup>th</sup>, 2024

Via E-Mail: [iec@toronto.ca](mailto:iec@toronto.ca)

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,

Thank you for the opportunity to provide feedback on the Preliminary Recommended Alignment and Designs presented within City Staff's Interim Report regarding the ReNew Golden Mile Environmental Assessment ("Golden Mile EA").

As you are aware, BA Group is retained by the Golden Mile Landowner Group (referred to herein as GMLOG) and has provided transportation consulting services supporting the GMLOG's work undertaken on behalf of its constituent members.

The GMLOG was formed by a number of the major landowners within the Golden Mile Secondary Plan (GMSP) area to establish a coordination group where development-related matters can be appropriately addressed including, notably, the delivery of new and modified infrastructure across the GMSP area. The GMLOG members are responsible for the delivery of the vast majority of the overall 35,000+ residential units, new parks, new schools, new commercial / retail space and community facilities planned within the GMSP area. The GMLOG members are actively advancing development and engineering submissions through the City approvals and implementation processes to bring these new mixed-use developments, and the new housing options provided therein, to fruition as quickly as possible.

BA Group has most recently been engaged by the GMLOG to develop preliminary coordinated functional street plans for new major streets being advanced within the GMSP area and as part of the development of the GMLOG landholdings. These plans reflect the alignments and street cross-sectional details integrated into the approved development plans that have been advanced through various development approvals processes by the GMLOG members.

We note that these functional street plans have been provided to the City Golden Mile EA team as part of the Golden Mile EA consultation process in an effort to coordinate the delivery of these key new streets with the development planning framework that has been advanced by the GMLOG members and the City over the last number of years, and the needs and considerations being evaluated as part of the City Golden Mile EA.

The following provides the GMLOG comments and feedback on the preliminary recommendations made within the Interim Report. These comments, given the role of the GMLOG, are provided at a high level noting that more detailed commentary may be provided by the individual members of the GMLOG throughout the balance of the EA process with respect to specific matters that pertain to their particular landholding or development interests.

We also note that the GMLOG previously provided comments to the City Golden Mile EA team following the last round of formal consultation in April 2023 in a letter dated April 28, 2023.

## **Interim Report Comments: Preliminary Recommended Alignments and Designs**

The GMLOG is pleased that the Golden Mile EA process is advancing and that the Preliminary Recommended Alignments and Designs have been provided for consultation through the Interim Report.

The GMLOG has reviewed the materials provided as part of the Interim Report and the preliminary recommended alignments and designs provided therein. The following outlines overview commentary provided by the GMLOG members:

### **Golden Mile Boulevard**

- The GMLOG is pleased to see the selection of Alternative 4 for Golden Mile Boulevard which is based upon, subject to detailed confirmation by BA Group following receipt of digital design files, the alignments previously circulated to the City on behalf of the GMLOG.

We note that there are two primary areas where the alignment for Golden Mile Boulevard differs notably from that advanced by the GMLOG, which would, if adopted, have impacts on the approved development plans in these areas. The first relates to the alignment reflected around the Golden Mile Boulevard intersection with Hakimi Avenue, which has been the subject of previous dialogue. The second relates to the alignment east of Thermos Road to Birchmount Drive, which now is, with the City's preliminary recommended alignment, inconsistent with the location of Golden Mile Boulevard reflected in approved Draft Plan of Subdivision for the 2200 Eglinton Avenue East (Dream) property. The GMLOG and constituent members look forward to engaging with the City in resolving such matters.

### **Craigton Drive Realignment**

- The GMLOG is also pleased to see the selection of Alternative 2 as the preferred solution for the realignment of Craigton Drive.

It is noted, however, that the Interim Report includes a number of detailed matters related to the preliminary proposed cross-section for Craigton Drive and how the proposed street right-of-way widening is proposed to be achieved along existing Craigton Drive. Individual GMLOG members will be making site specific representations about these matters to the City and look forward to advancing dialogue in this regard.

## **O'Connor Drive Extension**

- The GMLOG notes the selection of Alternative 1 for the section of the O'Connor Drive Extension to Pharmacy Avenue and the extent of the impacts this alignment has resulted in on the Eglinton Square property just east of Victoria Park Avenue, which have been the subject of prior dialogue.
- The selection of Alternative 1 for the section of the O'Connor Drive Extension east of Pharmacy Avenue is also noted. The westerly portions of this section of the O'Connor Drive Extension around its intersection with Pharmacy Avenue are, subject to the confirmation of certain details, generally consistent with the development plans being advanced by members of the GMLOG on either side of the Pharmacy Avenue corridor.

We note that site specific representations may be advanced to the City through the EA process regarding the substance and details of the selected alignment for the more easterly portions of the Pharmacy Avenue to Birchmount Drive as reflected within the Interim Report.

## **Cross-Sectional Elements**

- The GMLOG notes that the Interim Report has provided a series of preliminary recommendations for the major street cross-sections that, given the level of detail involved in understanding the implications of such recommendations, the GMLOG members will review in the context of their various planning and engineering approvals processes. GMLOG members may engage with City staff in regard to the details matters over the balance of the EA process to its finalization.
- We note that individual members of the GMLOG will make site specific representations to the City regarding specific details that, based upon our initial review of the Interim Report, do not align with current design detailing of cross-sectional elements of new and modified streets that have formed part of advanced Draft Plan of Subdivision and Engineering submissions to the City. This particularly relates to the proposed inclusion of cycle tracks within the 20 metre wide right-of-way section of Golden Mile Boulevard within the 1880 to 1890 Eglinton Avenue East / 1523 & 1525 to 1545 Victoria Park Avenue (Choice) property. This cross-sectional element recommended as part of the Interim Report is not consistent with the site specific approvals secured for that property and this matter will be the subject of further dialogue with City EA staff.

## **General Commentary**

- The GMLOG has requested that digital design files be provided by the City to enable a detailed review of the proposed recommended alignments in the full context of existing and future planned development on the individual member landholdings.
- The GMLOG looks forward to engaging at a detailed level with the City Golden Mile EA team in the near future to: i) confirm the detailing of the preliminary alignments recommended within the Interim Report, ii) resolve areas where there are inconsistencies with the approved development plans to reach a mutually acceptable and appropriate solution in those areas; and iii) review the cross-sectional details presented by the City for the area major streets to confirm / refine / align street design detailing with the various development approvals and implementation processes that are being advanced by the GMLOG members.

- In instances where finalization and resolution of alignment / cross-section or other details for sections of any particular new / modified street are delayed or remain unresolved, for any reason, the GMLOG requests that the EA can be finalized and completed for other areas of those same streets or other elements of the overall EA that have been successfully resolved.

The intent of this is to enable the partial completion of resolved areas of the EA that would potentially enable development of large portions of the EA to proceed with appropriate input from the EA without the potential to be unnecessarily delayed by technical or other matters in areas that are unrelated to that development.

The GMLOG believes this is an important consideration given the reliance that the majority of the GMLOG member development processes have on obtaining input from the City's Golden Mile EA so that alignment and design details can be appropriately integrated into the numerous development processes ongoing across the GMSP area to enable the most expeditious delivery of new housing in this area.

## Summary and Next Steps

We thank the Members of the Committee for the opportunity to provide our commentary on the Interim Report and supporting materials and consideration of the requests provided therein.

As noted previously, the GMLOG members are actively advancing development plans across the GMSP area as envisioned by the City in the GMSP. The timely completion of the Golden Mile EA is, given the integration of new street and mobility infrastructure into all of the development plans, critical in enabling the GMLOG member developments plans to advance and deliver a substantial amount of new housing options along the Eglinton corridor.

With the above in mind, the GMLOG strongly encourages the City and Golden Mile EA team to complete the Golden Mile EA, working with GMLOG members in a collaborative and productive manner, and to finalize the EA Report and supporting technical studies as quickly as possible. The GMLOG request that the Committee emphasize the importance of completion of the Golden Mile EA in a timely manner and

The GMLOG looks forward to continuing to work collaboratively with the City through the Golden Mile EA process and, importantly, the timely completion of the EA process which will enable the finalization of input required by a number of the ongoing GMLOG member development and engineering application processes.

We would be happy to meet with you to discuss any of the above matters, to share any information and materials that have been developed to date on behalf of the GMLOG and as part of site specific applications, and to work towards reaching mutually acceptable solutions to the matters outlined above.

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Sincerely,  
**BA Consulting Group Ltd.**



Alun S. Lloyd, P. Eng.  
Principal

cc: Peter Campbell - PGC Land Management Inc.  
Dominic Cobran - City of Toronto Public Consultation Unit  
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