

From: mcidylo@lakeshoregroup.ca
To: [Infrastructure and Environment](#)
Cc: [goldenmile](#)
Subject: [External Sender] Deputation Request - FW: ReNew Golden Mile Environmental Assessment - Interim Report
Date: May 27, 2024 10:18:06 AM
Attachments: [image003.png](#)
[Commenting Letter - Golden Mile EA Study - PIC 1 - Metro.pdf](#)

Good Morning,

I would like to request to be put on the speakers list for public deputations at tomorrow's Infrastructure and Environment Committee meeting. I will be speaking to item IE14.6 (ReNew Golden Mile Environmental Assessment - Interim Report).

We are the planning consultants for Metro Ontario Real Estate Limited ("Metro"), the owner and operator of the Metro supermarket at 40 Eglinton Square. Metro currently has active Official Plan Amendment, Zoning By-law Amendment, Site Plan Approval and Draft Plan of Subdivision applications for mixed use development of its property. We have previously submitted two commenting letters with regard to the alignment of the future O'Connor Drive extension, and I have attached those letters hereto (the first letter is appended in a tab to the second letter).

Please confirm receipt of this email request and kindly provide any necessary details for attending and speaking at the meeting.

Thank you,

Mike

Michael Cidylo, MES (Pl.), MCIP, RPP
Planner
The Lakeshore Group
M: 905.872.1704
O: 416.364.5926
mcidylo@lakeshoregroup.ca
www.lakeshoregroup.ca



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From: goldenmile <goldenmile@toronto.ca>
Sent: May 21, 2024 2:30 PM

To: Undisclosed recipients:

Subject: ReNew Golden Mile Environmental Assessment - Interim Report

Hello,

As a landowner/interest group representative and/or project subscriber, I would like to provide you with an update regarding the ReNew Golden Mile Environmental Assessment (EA) Study.

Transportation Services is seeking endorsement from the Infrastructure and Environment Committee on preliminary recommended alignments for the following:

- A potential reconfiguration of O'Connor Drive, along with an extension to Birchmount Road
- A new east-west public street north of Eglinton Avenue East from Victoria Park Avenue to Birchmount Road ("Golden Mile Boulevard")
- A realignment, widening and reconfiguration of Craigton Drive to directly connect to Ashtonbee Road
- A potential reconfiguration of Thermos Road and Sinnott Road at the Eglinton Avenue East intersection.

As part of this process, staff will report to the Infrastructure and Environment Committee (IEC) of City Council on May 28, 2024. A copy of the staff report is available on the [Committee's webpage](#).

Members of the public can arrange to speak or submit comments to the Committee.

How to Participate:

If you would like to speak at the meeting, you must contact the Infrastructure and Environment Committee Administrator at 416-392-4666 or iec@toronto.ca by 4:30 p.m. on May 27, 2024. **Clearly indicate the project you are commenting on as there many projects to be discussed.**

You can also submit comments by emailing the Committee at iec@toronto.ca. Communications and public submissions will become part of the public record and will be listed in the legislative record of the meeting. The following link tells you a little bit more about this process: <http://www.toronto.ca/legdocs/tmmis/have-your-say.htm>.

You may also send comments by mail:

Infrastructure and Environment Committee
Attn: Committee Administrator
Toronto City Hall, Floor 10, West Tower
100 Queen Street West
Toronto, ON M5H 2N2

April 19, 2023

VIA Email: goldenmile@toronto.ca

Mr. Dominic Cobran
Senior Consultation Coordinator
Public Consultation Unit
City of Toronto
(416)338-2986

Dear Mr. Cobran:

RE: Golden Mile EA Study – PIC #1 Meeting – April 17, 2023

We are the planning consultants for Metro Ontario Real Estate Limited (“Metro”), the owner and operator of the Metro supermarket at 40 Eglinton Square. Metro currently has active Official Plan Amendment, Zoning By-law Amendment, Site Plan Approval and Draft Plan of Subdivision applications for mixed use development of its property.

We attended the public meeting held by City staff for the Golden Mile Environmental Assessment study held on April 17, 2023, as well as the previous meeting held on December 15, 2022, for landowners and developers south of Eglinton Avenue. A Commenting Letter, dated January 11, 2023 (attached hereto), was submitted with our comments and concerns following that meeting. Given that no changes to the road alignment options have been made since the December 15th meeting, we maintain our original comments and concerns, and reserve the right to provide additional comments as the EA process continues.

Should you have any questions, please feel free to contact me at (416)-364-5926.

Sincerely,
The Lakeshore Group



Mike Cidylo, MES, MCIP, RPP
Planner

Land Development Approvals • Zoning Due Diligence • Market Intelligence • Litigation Support



Tab 1

January 11, 2023

VIA Email: goldenmile@toronto.ca

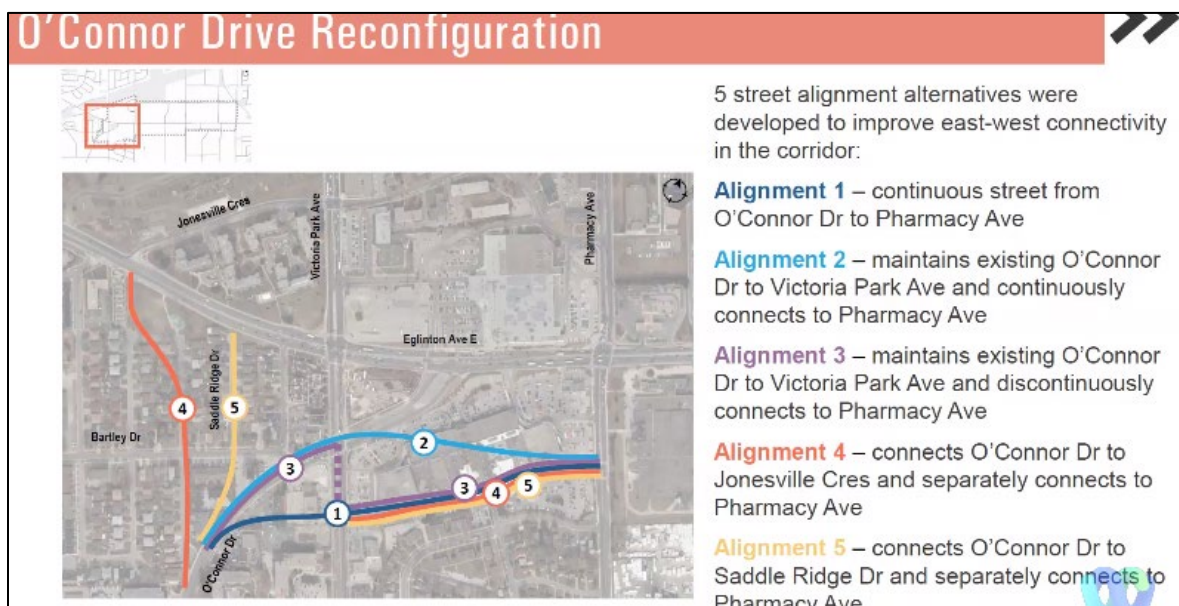
Mr. Dominic Cobran
Senior Consultation Coordinator
Public Consultation Unit
City of Toronto
(416)338-2986

Dear Mr. Cobran:

RE: Golden Mile EA Study - Meeting #2 with Landowners South of Eglinton Avenue

We are the planning consultants for Metro Ontario Real Estate Limited (“Metro”), the owner and operator of the Metro supermarket at 40 Eglinton Square (the “**Metro Property**”). Metro currently has active Official Plan Amendment, Zoning By-law Amendment, Site Plan Approval and Draft Plan of Subdivision applications for mixed use development of its Property.

We attended the meeting held by City staff for the Golden Mile Environmental Assessment study held on December 15, 2022, for landowners and developers south of Eglinton Avenue. The purpose of the meeting was for City Transportation staff to present landowners with their current road alignment options for the O’Connor Drive extension/reconfiguration.

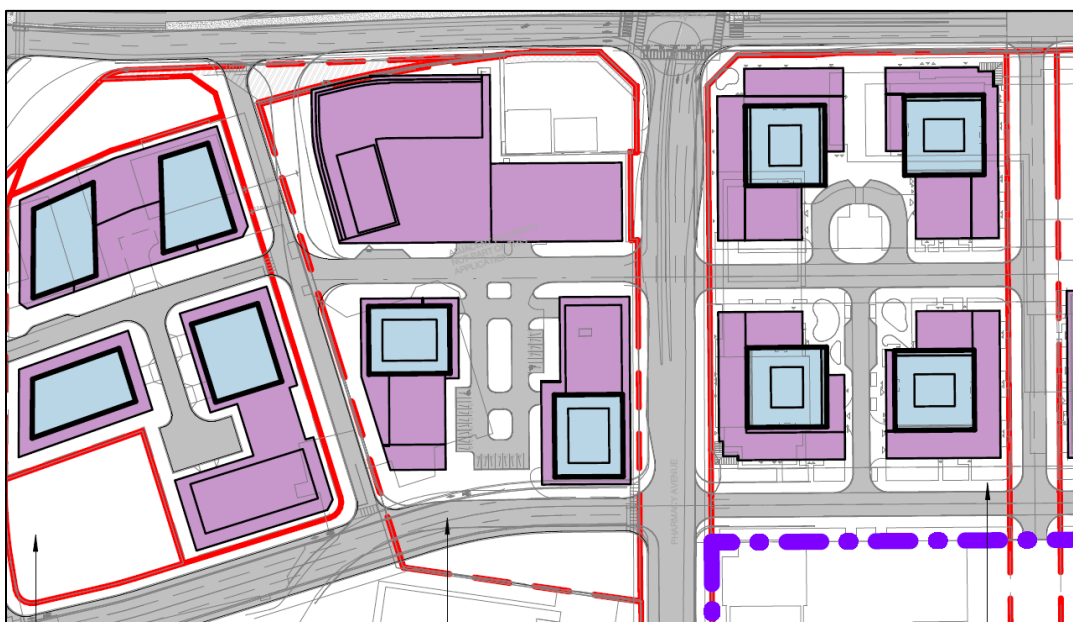


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Based on the above options presented, we have the following comments and concerns:

1. Option 2 proposes that O'Connor Drive bisect both the Metro Property and the existing shopping mall lands to the west of the Metro Property. This is concerning, as Metro currently has a store operating on the Property, and also has active development applications submitted to the City of Toronto to redevelop the Property based on the Council approved Golden Mile Secondary Plan (GMSP) policies and maps (including street network maps) and Transportation Master Plan (TMP). Option 2 is not consistent with the approved policies and maps of the GMSP, and does not align with the numerous active development proposals in this area, some of which have received approval from City Council and/or at the OLT.
2. Of the options presented, Option 1 is most similar to the street network in the GMSP and has the least impact on the Metro Property, particularly given Metro's active development applications submitted. It would represent Metro's preferred alignment, subject to the comment below.
3. In our view, O'Connor Drive should intersect with Pharmacy Avenue as proposed in the development applications submitted by Metro. below is a Block Context Plan excerpt depicting that alignment. Metro's site design locates the O'Connor Drive and Pharmacy Avenue intersection slightly south of the existing signalized intersection. While we understand that the current options presented are not precise locations of the road, the location proposed in Metro's site design is a more appropriate alignment for O'Connor Drive. It is supported by an October 2021 Transportation Impact Study prepared by LEA Consulting Ltd (included with Metro's development applications), and as can be seen from the below plan, fits well within the surrounding area context.





Should you have any questions, please feel free to contact me at (416)-364-5926.

Sincerely,
The Lakeshore Group

A handwritten signature in black ink, appearing to read 'Mike Cidylo'.

Mike Cidylo, MES, MCIP, RPP
Planner