

**Via Digital Delivery**

June 20, 2025

City Council  
City of Toronto  
Toronto City Hall  
100 Queen Street West  
Toronto, Ontario M5H 2N2

Dear Mayor Chow and Members of Council:

**Re: *Item SC23.1 – 2823, 2825, 2827 and 2829 Eglinton Avenue East***  
***Zoning By-law Amendment Application***  
***File No. 22 139337 ESC 20 OZ***

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We are the planning consultants for 2872136 Ontario Inc. with respect to their property located at the southwest corner of Eglinton Avenue East and Oswego Road, municipally known as 2823, 2825, 2827 and 2829 Eglinton Avenue East (the “subject site”).

The subject site is situated approximately 150 metres east of Danforth Road and is occupied by two single-storey commercial buildings with surface parking. The subject site is identified as forming part of an *Avenue* and is designated *Mixed Use Areas* in the City’s Official Plan. The site is situated along the planned Eglinton East LRT route.

The owners are proposing to redevelop the subject site with a 14-storey purpose built rental building with retail commercial space at grade. A Zoning By-law Amendment application was submitted to permit the proposed development in April 2022 and has been under review with City staff since that time.

On June 5, 2025, Scarborough Community Council considered the recommendations of a Decision Report, dated June 4, 2025, which recommended approval of the Zoning By-law Amendment application. Scarborough Community Council resolved to forward the Decision Report to City Council without recommendations.

We are writing to respectfully request that City Council adopt the recommendations of City staff, as set out in the Decision Report.

In our opinion, the proposed development in the form of a 14-storey mixed-use building containing a mix of purpose built rental units and at-grade retail commercial space represents good planning and is in the public interest. The proposal represents a prime example of the type of infill redevelopment that the City should be encouraging along its

*Avenues*, such as Eglinton Avenue East, particularly where major investments in transit are being planned.

The proposal would substantially enhance and re-urbanize the condition of the site, including through the provision of a widened public boulevard along Eglinton Avenue East and a new sidewalk along Oswego Road. The proposal also provides for a substantial road widening conveyance of 7.6 metres to protect for future LRT infrastructure along Eglinton Avenue East.

In terms of uses, the proposal provides for a much needed addition to the City's rental housing stock, including the provision of over 50% of the overall unit mix as two- or three-bedroom units. The proposal also provides retail commercial space along the entirety of the Eglinton Avenue East frontage, maintaining the convenience retail function of the site for existing and future residents of the area.

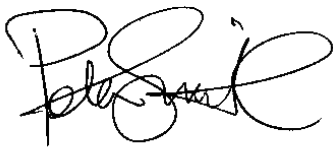
The proposed development, including the proposed height, density and mix of land uses, has been carefully considered and reviewed with City staff over the past three years, and in our opinion, would have no adverse impacts.

For the foregoing reasons, we agree with the staff recommendation and share their opinion that the Zoning By-law Amendment application should be approved.

Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Yours very truly,

**Bousfields Inc.**



**Peter F. Smith B.E.S, MCIP, RPP**  
Partner



**Ryan Doherty, MCIP, RPP**  
Associate