

From: mcidylo@lakeshoregroup.ca
To: [Executive Committee](#)
Cc: [goldenmile](#)
Subject: [External Sender] ReNew Golden Mile EA Report at Exec. Committee - Commenting Letter - Metro 40 Eglinton Square
Date: January 27, 2025 1:45:26 PM
Attachments: [image002.png](#)
[Commenting Letter Metro 40 Eglinton Square.pdf](#)

Good Afternoon,

Please find attached a Commenting Letter which I would ask be made part of the public record for the upcoming Executive Committee meeting on January 28, 2025. We are the land use planning consultants for Metro supermarkets at 40 Eglinton Square, who have active development applications on the site. Kindly confirm receipt and let me know if anything further is required to ensure this is posted to the meeting records.

Thank you,

Michael Cidylo, MES (Pl.), MCIP, RPP

Senior Planner

The Lakeshore Group

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January 27, 2025

VIA Email: exc@toronto.ca

Executive Committee
City of Toronto
City Hall, 22nd Floor East
100 Queen Street West
Toronto, ON M5H 2N2

Dear Members of the Executive Committee:

RE: ReNew Golden Mile EA Report at Executive Committee – January 28, 2025

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 reviewed the recommendations and staff report from Transportation Services dated January 14, 2025, as well as Attachments 1-3 as they relate to the preferred road alignments and designs. Our previously submitted letters are attached hereto. We maintain our original comments and concerns, and prefer the road alignment in the vicinity of the Metro property as submitted in Metro’s active development application plans. We reserve the right to provide additional comments as the public process continues.

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

Sincerely,

The Lakeshore Group



Mike Cidylo, MES (Pl.), MCIP, RPP
Senior Planner

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Tab 1

December 2, 2024

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 #2 Meeting – November 21, 2024

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 November 21, 2024, as well as the previous meetings held on April 17, 2023, and December 15, 2022, for landowners and developers south of Eglinton Avenue. Our previously submitted letters are attached hereto. Given that no major changes to the preferred road alignment options in proximity to the Metro property have been made since the last 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 (Pl.), MCIP, RPP
Senior Planner

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Tab 2

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

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Tab 3

January 11, 2023

VIA Email: goldenmile@toronto.ca

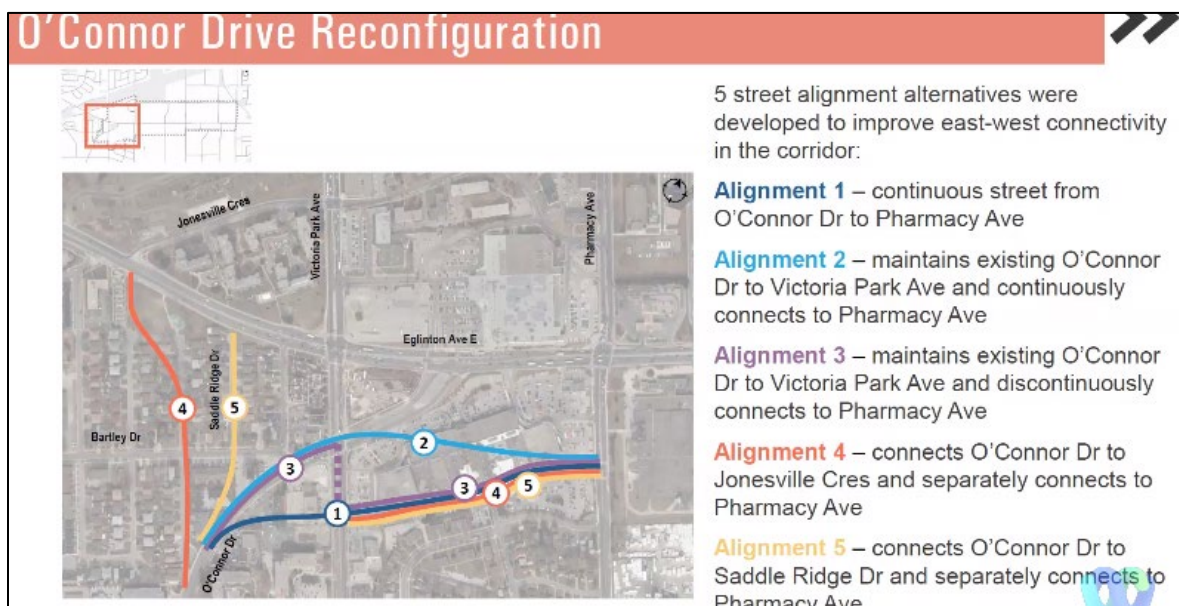
Mr. Dominic Cobran
Senior Consultation Coordinator
Public Consultation Unit
City of Toronto
(416)338-2986

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.

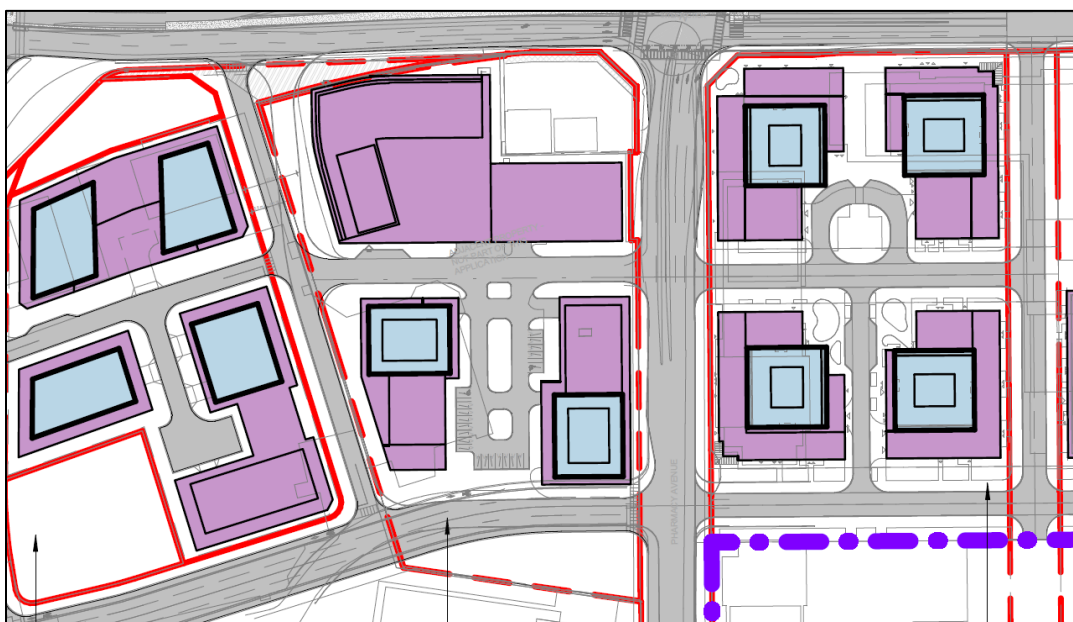


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Based on the above options presented, we have the following comments and concerns:

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', is written over a light grey rectangular background.

Mike Cidylo, MES, MCIP, RPP
Planner