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By E-mail  
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City Council  
12th Floor, West Tower, City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2

Attention: Ms. Marilyn Toft

Dear Members of Council:

**Re: PG24.10 - Midtown in Focus: Proposals Report  
Submission by 55 Eglinton East Limited**

We are counsel to 55 Eglinton East Limited, the registered owner of the property municipally known in the City of Toronto as 55 Eglinton Avenue East (the "**Property**").

On behalf of our client, we are writing with respect to the Proposed Yonge-Eglinton Secondary Plan (the "**Draft Secondary Plan**"), which was considered by the Planning and Growth Management Committee at its meeting on November 15, 2017, and recommended as a basis for stakeholder and public consultation in preparation for a final report and Official Plan Amendment to be submitted to Council in the second quarter of 2018.

On October 3, 2017, the Ontario Municipal Board issued its decision on OMB Case No. PL160872, granting in-principle approval of our client's Zoning By-law Amendment application to permit the development of a 50-storey mixed-use building on the Property, with a maximum height of 177.9 metres. The Board's decision was premised upon a mediated settlement amongst the parties, including the City.

Despite the Board's approval of the settlement, the Draft Secondary Plan appears to inexplicably designate the Property as a site that is "at development capacity" for which there is "no tall building potential or infill potential".

Revisions should be made to ensure that the Draft Secondary Plan accurately reflects the zoning permissions that have been negotiated in good faith with the City and approved by the Ontario Municipal Board.

Please provide us with notice of all upcoming meetings of Council and Committees of Council at which the Draft Secondary Plan will be considered, and we ask to be provided with notice of Council's decision with respect to this item, as well as any other decision regarding the Draft Secondary Plan.

Yours truly,



for Calvin Lantz

CL/jsc  
cc. Client