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By E-mail
clerk@toronto.ca

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 678400 Ontario Inc. and Montez Office Fund I Holdco Inc.

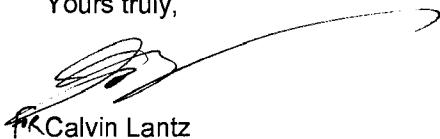
We are counsel to 678400 Ontario Inc. and Montez Office Fund I Holdco Inc., the registered owners of the properties municipally known in the City of Toronto as 120 Eglinton Avenue East and 110 Eglinton Avenue East, respectively.

On behalf of our clients, 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.

Our clients are concerned that the policies of the Draft Secondary Plan are overly restrictive, limiting the opportunity for properties in the Draft Secondary Plan area to be developed to their full potential. The Draft Secondary Plan imposes height and density limits that are below the permissions granted for recent approvals in the area. Such restrictions are inappropriate given the express Provincial policy direction to focus urban intensification and growth in areas designated as Urban Growth Centres, particularly for properties located in close proximity to major transit station infrastructure. Our clients also have concerns about various other policies in the Draft Secondary Plan, including those addressing parkland dedication and requirements for minimum unit types and sizes.

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,



Calvin Lantz

CL/jsc
cc. Client