

November 14, 2017

VIA EMAIL

Mayor John Tory and Members of Council
City of Toronto
100 Queen Street West
Toronto, ON M5H 2N2

**Attention: Nancy Martins,
Planning and Growth Management Committee Administrator**

Your Worship and Members of Council:

**RE: Midtown in Focus: Proposals Report (the "Report")
Item PG24.10**

We are the lawyers for 1618950 Ontario Inc., the developer of the properties at 14-16 Elvina Gardens and 197 & 197R Erskine Avenue (the "**Property**").

We have reviewed the above-noted Report and the accompanying draft Yonge-Eglinton Secondary Plan (the "**Draft Secondary Plan**") The Property is within the boundaries of the Draft Secondary Plan, either within or adjacent to the Mount Pleasant North Village character area.

Our client has an active development application for the Property, consisting of 10 townhouses and 1 single detached dwelling (City File No. 16 263364 NNY 25 OZ) (the "**Proposed Development**"), which is currently before the Ontario Municipal Board. A prehearing was held on October 17, 2017 and a hearing is scheduled for July 2018.

In our view, nothing in the Report or the Draft Secondary Plan should be construed to prejudice the evaluation and adjudication of our client's development proposal and planning applications at the Ontario Municipal Board. This concern extends to the possibility that the proposed Secondary Plan might be modified by the Planning and Growth Management Committee, City Council, or the Minister as approval authority, or on appeal by other parties.

Please provide us with notice of the Planning and Growth Management Committee's decision on this item, as well as the decision of City Council with respect to this item and any resulting Official Plan Amendment. Furthermore, please provide us with notice of any further Public Meeting, Committee meeting, or Council meeting on this matter. Our contact information is provided above and below.

Yours truly,
Overland LLP



Per: Christopher J. Tanzola
Partner
c. L. Client