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Our File No.: 173222

Planning and Housing Committee
City of Toronto
100 Queen St West
Toronto ON M5H 2N2

Attention: Sirs/Mesdames

Dear Sirs/Mesdames:

Re: Item PH24.8 – Midtown Infrastructure Implementation Strategies – Interim Report

We are solicitors for the owners of various lands within the Midtown Area, including 134, 140 Redpath Avenue, 90 Eglinton Avenue East and 150-164 Eglinton Avenue East. We are writing on behalf of our client regarding these properties but with a particular focus on the lands known municipally in the City of Toronto as 150-164 Eglinton Avenue East (the “**Lands**”).

In February 2020, our client provided a detailed and comprehensive response to the City regarding the preliminary design direction for this matter, and even offered the service of our client’s consultants, at no cost to the City, to work through the draft documents. Our understanding is that the City never contacted our client’s consultants and provided no response to our client’s submission until after release of the final documents.

Obviously, the final documents were not meaningfully updated in response to our client’s concerns and comments. While staff have indicated that they will continue to work with applicants on specific implementation of the standards and guidelines, it seems that consultation with respect to this proposed document has occurred in name only and not in practice. This is especially concerning when the proposed final documents are providing direction for privately-owned lands.

Our client recently had a pre-application meeting in respect of the Lands, at which it presented its vision for the Eglinton Green Line as it crosses the Lands. Given that our client has not been adequately consulted prior to City staff finalizing this lengthy document, it would be prudent and appropriate to defer this item until the proposed Green Line element in our client’s pending application can be considered in conjunction with this document. An active application would enable an in-depth feasibility study of the concepts proposed.

There is no prejudice to the City in proceeding in this manner, given that this document does not propose any amendments to the Official Plan. Again, our client is prepared to work with the City

to achieve an outstanding public realm along Eglinton Avenue East, with a collaborative approach being the best mechanism for achieving a high quality public realm.

We would appreciate receiving notice of any decision of the City in respect of this item.

Yours truly,

Goodmans LLP



David Bronskill
DJB/

Cc: Client

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