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Our File No. 11/3313

VIA EMAIL(PGMC@TORONTO.CA)

Planning and Growth Management
Committee, Toronto City Council
100 Queen Street, West, City Hall
Toronto, Ontario
M5H 2N2

Dear Mr. Chairman and Members of the Committee:

Re: PG 28.2 Official Plan Review (815-845 Eglinton Avenue East)

We are the solicitors for RioCan REIT, owner of the subject lands which are located at the southeast corner of Eglinton and Laird. Our client is in agreement with the staff recommendation to re-designate the site to Mixed Use Area.

Our client still has concerns with the appropriateness of retaining the employment designation on the southerly 50m of the property, and with other policies of proposed Special Policy 396.

The lands south of the subject parcel are currently proposed for a major retail development which would be compatible with a mixed use development on the north side of Vanderhoof. There are no existing or proposed sensitive land uses in the vicinity of the subject parcel requiring the buffer area as proposed in the site specific policy. It is noteworthy that the same buffer does not exist for the Mixed Use Areas east of Brentcliffe.

We also suggest additional language be considered for proposed special provision 396 (c) so as to allow flexibility and phasing for the replacement of non-residential floor space in connection with any future development application. In addition, the policy should specify that there is no requirement to replace all retail space that may be lost on a redevelopment.

We are confident that these remaining details can be ironed out with staff and the other affected landowners as this planning process is finalized, so that satisfactory special policy provisions can be submitted to Council for approval with the support of all those interested.

Yours truly,

FOGLER, RUBINOFF LLP

“Joel D. Farber”

Joel D. Farber
JDF/ay

cc. client

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