



August 6, 2014

Metro Hall, 55 John Street, 22nd Floor  
Toronto, Ontario M5V 3C6

**Attention: Ms. Lorna Day, Manager, Eglinton Connects Planning Study**

Planning and Growth Management Committee  
10<sup>th</sup> floor, West Tower, City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2

**Attention: Ms. Nancy Martins, Secretariat**

Dear Sir/Madam(s):

**Re: Request for revision to the mapping in “Eglinton Connects Planning Study Phase 1 (Part 2) Implementation Report Attachment 1-2” as it relates to the property municipally known as 1891 EGLINTON AVENUE EAST in the former City of Scarborough**

**And Re: Request for Notification of all decisions of the Planning and Growth Management Committee relating to the “Eglinton Connects Planning Study” and/or the passage of any By-laws or Secondary Plans resulting from the “Eglinton Connects Planning Study Phase 1 (Part 2)”**

As you are aware we are the solicitors for 2004085 Ontario Inc., the owner of the property municipally known as 1891 Eglinton Avenue East (the “Site”) in the former City of Scarborough. The Site is located on the south side of Eglinton Avenue East, east of Victoria Park Avenue and west of Warden Avenue. More specifically, the Site is located at the southeast corner of Eglinton Avenue East and Pharmacy Avenue, with frontage of 120m along Eglinton Avenue, 230m metres along Pharmacy Avenue, with a total site area of approximately 5.09 hectares.

Our client has gone through an extensive consultation process with City Planning Staff, City Policy Planning Staff, the local councillor and the area residents, which resulted in both City Planning Staff and City Policy Planning Staff recommending a re-designation of the northern portion of our client’s site from an “Employment Area” to a “Mixed Use Area” as part of the City’s Municipal Comprehensive Review of its Official Plan. On

December 18, 2013, City Council passed Official Plan Amendment No. 231 which reflected the above-noted re-designation.

We have reviewed the “Eglinton Connects Planning Study- Phase 1 (Part 2) Implementation Report” with attachments dated July 24, 2014. Attachment 2 at Page 18 of the report identifies the Golden Mile as a focus area for further study to permit tall buildings. While that focus area captures part of the mixed-use portion of our client’s Site, it does not correspond to the full “Mixed Use Area” portion of our client’s Site as approved by Official Plan Amendment No. 231. We would respectfully request that the mapping of the Golden Mile focus area for further study be revised to include the entire “Mixed Use Area” portion of our client’s Site as approved in Official Plan Amendment No. 231 and as reflected in our client’s site specific official plan amendment application currently filed with City Planning.

In light of the significant impact the “Eglinton Connects Planning Study” will have on our client’s development, please provide both the writer and our Client (Attention: 2004085 Ontario Inc., 7 Farrington Drive, Toronto, ON M2L 2B4) with notice of any meetings of Council, Committees of Council, Community Council or Public Meetings / Community Consultation Meetings where the Eglinton Connects Planning Study and/or any resulting Secondary Plan or Official Plan Amendment is to be considered. We would also respectfully request that both our client and the writer be forwarded copies of any future reports and/or proposed Official Plan amendments affecting our client’s lands. Finally, we would respectfully request that both the writer and our client be notified of the City’s passage of any by-law affecting the Site.

Should you have any questions or require any additional information, please do not hesitate to contact the writer or Jessica Smuskowitz, a lawyer in our office.

Yours very truly,



Adam J. Brown

Cc: Councillor Berardinetti  
Mr. Joe Nanos, Manager, Central Section  
Ms. Kelly Dynes, Senior Planner  
2004085 Ontario Inc.,