

Reply to the Attention of Mary Flynn-Guglietti
Direct Line 416.865.7256
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Our File No. 238091
Date October 3, 2016

Delivered via e-mail to Clerk@toronto.ca

Ms. Marilyn Toft
12th Floor, West Tower
City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Mayor John Tory and Members of Toronto City Council

Dear Mayor Tory and Members of Toronto City Council:


**Re: City Council Meeting of Wednesday, October 5, 2016
Item No. TE18.12 – 55 Eglinton Avenue East (the “55 Eglinton
Property”)
State Building Group Development**

We are the solicitors representing 358115 Ontario Inc. (“**Hansa**”), the owners of the property located east of Holly Street and west of Dunfield Avenue on the south side of Eglinton Avenue East and municipally known as 51 Eglinton Avenue East (the “**Hansa Property**”). The Hansa Property is currently developed with a 5-storey building that is used for a pub and restaurant on the ground floor and for a language centre known as the Hansa Language Centre on the remaining 4 floors. The Hansa Property is immediately adjacent to the 55 Eglinton Property on the east and will be directly impacted by the proposed location of a tower 5.5 metres from the common property line.

We have reviewed the refusal report dated August 8, 2016 prepared by the Director of Community Planning and agree with staff’s recommendations. Our clients wish to inform Council that they do not oppose appropriate intensification of the lands in the block bounded by Holly Street, Eglinton Avenue and Dunfield Avenue, however the 55 Eglinton Property in its current form does not create a proper transition in scale and spacing to neighbouring existing and/or planned buildings. The present development proposal fails to meet important Tall Building Design Guidelines that would promote a proper fit within the existing context that would minimize impacts with abutting properties. We respectfully submit that the application fails to address important policies in the Provincial Policy Statement 2014 and the City’s Official Plan and accordingly agree that the application should be refused.

Kindly accept this letter as our formal request for notice of any decision made in respect of this matter.

Yours very truly,


Mary Flynn-Guglietti

/jl

Cc: Elizabeth and Egon Greve, Hansa Language Centre
Councillor Josh Matlow
David Butler
Joe Lobko