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BY E-MAIL

April 5, 2016

Scarborough Community Council
Scarborough Civic Centre
3rd floor, 150 Borough Drive
Toronto, ON M1P 4N7

Attention: Yvonne Davies

Dear Sirs / Mesdames:

Re: Item SC13.18: 1966-2050 Eglinton Avenue East and
50 Thermos Road
Official Plan Amendment Application - Preliminary Report
File No.: 15 258686 ESC 37 OZ

We are counsel to RioCan Holdings Inc., 2075936 Ontario Limited and 2076031 Ontario Limited (collectively, the "**Owners**"), the registered owners of the lands municipally known as 1966 - 2050 Eglinton Avenue East and 50 Thermos Road, Toronto (the "**Property**"). The Property consists of 10.72 hectares of land, representing the vast majority of the area known as Precinct 4 of the "Golden Mile" – one of the six focus areas along the Eglinton Crosstown Light Rail Transit corridor that is being planned by the City for significant mixed-use intensification.

Our clients are encouraged by the City's initiative in undertaking the Golden Mile Secondary Plan Study. Through meaningful consultation with landowners and other stakeholders, the Owners are hopeful that this planning exercise will result in a policy document that will stimulate the creation of a new mixed-use community supported by investment in the future public transit system.

The Owners are eager to move forward in cooperation with the City. However, it should be recognized that our clients have no control over the ultimate timing or outcome of the Golden Mile Study and Secondary Plan. For this reason, the Owners have submitted a complete Official Plan Amendment application (the "**OPA Application**"), independent of the secondary plan study being initiated by the City. The OPA Application proposes new site-specific policies to guide future mixed-use development on the Property. It envisages a mixed-use community characterized by

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a diversity of built forms, public parks and open spaces, and a vibrant mix of commercial, residential, and institutional uses.

In an effort to provide staff with greater context for the OPA Application, our clients had a total of four pre-application meetings with members of City staff to discuss various aspects of the proposed vision. During these meetings, staff expressed an understanding of our clients' interests and reasons in pursuing the independent OPA Application.

Following our clients' pre-application consultations, there has been a change in the planning staff assigned to review the OPA Application. The Owners met with these new members of staff in February this year. During this meeting, the Owners acknowledged that they would not unreasonably push the OPA Application ahead of the City's secondary planning process, provided this planning exercise proceeded in a timely manner. Throughout all these various meetings with staff, our clients have been explicit in their desire to participate in the City's secondary planning exercise while, at the same time, clearly affirming that the OPA Application should proceed in the usual course.

In light of these various discussions, and with a complete OPA Application presently before the City (deemed complete as of March 7, 2016), our clients fully expect that the City will process the OPA Application in the usual timely manner. Our clients welcome any synergies arising from the OPA Application and the Golden Mile Secondary Plan. However, it is important to keep in mind that the Owners have submitted a complete development application, which the City should process regardless of the timing and outcome of the Golden Mile Study and preparation of a Secondary Plan.

If you have any questions or require further information, please contact the undersigned. Thank you for your attention to this matter.

Yours truly,


CAL Calvin Lantz

Encl.

CWL/jsc

cc. Melissa Cristofoli & Isaac Shirokoff, *RioCan Holdings Inc.*