



July 19, 2018

Toronto City Clerk's Office
Toronto City Hall
13th Floor West, 100 Queen Street West
Toronto
ON M5H 2N2

Attention: **Ulli S. Watkiss**
 City Clerk

Dear Ms. Watkiss,

RE: **Item PG31.7**
 Midtown in Focus
 Proposed Official Plan Amendment No. 405, including the
 proposed Yonge-Eglinton Secondary Plan Update ("OPA 405")
 244 Eglinton Avenue East
 Streetwise Properties Inc.
 WND File No. 17.529

We are the planning consultant to Streetwise Properties Inc. which has entered into an agreement of purchase and sale to acquire the property at 244 Eglinton Avenue East ("Subject Site"), currently owned by the Power Workers Union.

The Subject Site is located within the Yonge Eglinton Centre, which is one of four designated Centres within the City of Toronto Official Plan where growth has been expected and encouraged. The Subject Site is well served by transit being within the Yonge-Eglinton Centre and is located walking distance to the Yonge subway line and proposed Crosstown Mount Pleasant LRT Station.

The in-force Yonge-Eglinton Secondary Plan is a broad planning policy document that did not prescribe specific built form policies nor provide for limitations to maximum permitted height and density. In November 2017, the City of Toronto released the Midtown in Focus: Proposed Yonge-Eglinton Secondary Plan Update, which was intended to update the Yonge-Eglinton Secondary Plan. The purpose of the study was to improve more clearly dictate policies to limit development within the secondary plan area, including the development of improved streetscapes, parks, and other open spaces within the Yonge-Eglinton Centre.

The core of the secondary plan amendment consists of five major initiatives related to public realm improvements within the Midtown Character Area. The Subject Site was within Eglinton Green Line Character Area, which is proposed to require a 12-metre setback between the building face at grade and

the curb of Eglinton Avenue East and allowing for a maximum height range on the subject site of 27-29 storeys.

On December 5th 2017, City Council adopted motions that directed additional public consultation and further directed planning staff to bring forward a final recommendation report on the Midtown in Focus: Proposed Yonge-Eglinton Secondary Plan Update.

On May 18, 2018, the City staff released their report with recommendations for amendments to the proposed Yonge-Eglinton Secondary Plan update ("OPA 405"). OPA 405 continued the same proposed permitting a maximum building height of 27-29 storeys and the 12-metre front yard building setback from the Eglinton Avenue East curb line.

On June 7, 2018 the Planning and Growth Management Committee recommended that the public provide additional feedback on lowering the permitted building heights for new buildings in the area bounded by Broadway Avenue to the north, Soudan Avenue to the south, Duplex Avenue to the west and Mount Pleasant Avenue to the East, obviously including the subject site.

On June 21, 2018, a public consultation meeting was held for planning staff to receive feedback on the draft of OPA 405. Planning staff presented four options to replace the prescribed heights that were proposed in the May version OPA 405. The first two options maintained the 27-29 storey height allowance for the subject site. A third option proposed a 26-storey height limit and the fourth option proposed a maximum height of 15-storeys for the Subject Site.

On June 26, 2018, planning staff provided a Midtown in Focus Supplementary Report which recommended that the Planning and Growth Management Committee select one of four options to finalize the permitted maximum building heights, which would be incorporated in a final OPA 405.

On July 5, 2018, the Planning and Growth Management Committee adopted the option, which establishes a maximum permitted building height of 15 storeys for the Subject Site. Additional policies were introduced that would allow an additional 5 storeys if a proposal provides includes additional office, institutional and cultural gross floor area. The prescribed building height limits will be included within the final draft of OPA 405, scheduled to go before City Council on July 23, 2018.

In summary, the built form policies set out in the Yonge-Eglinton Secondary Plan Update prescribed to the Subject Site have changed significantly within the past year. In November 2017, the Subject Site was prescribed as having a maximum permitted building height of 27-29 storeys, and as of July 5th, 2018, the Subject Site is now recommended to allow for maximum building height of 15-storeys, with an additional 5-storeys, provided that certain requirements are met for additional office, cultural and institutional space. The combination of the 12m setback from Eglinton Avenue East and the reduction in the recommended height for redevelopment of the subject site is significant to any redevelopment opportunities for the Subject Site.

We would also adopt the observations and conclusions relating to proposed OPA 405 as set out in a correspondence of June 6, 2018 to Planning and Growth Management Committee prepared by Aird Berlis on behalf of the owners of 808 Mount Pleasant Road. In their conclusions, they indicated the following, which we adopt on behalf of our client:

For the reasons stated above, we respectfully submit that it is incumbent upon the City to:

- a) Meaningfully consider our client's concerns outlined herein, and modify the proposed OPA and Secondary Plan accordingly;
- b) Defer Council adoption of the proposed OPA and Secondary Plan until after the proposed modifications have been circulated to the public, and the public has had a meaningful opportunity to review same;
- c) Reconsider the adoption of OPA 405 and the proposed Secondary Plan under Section 26 of the Planning Act and, instead, adopt any updated Secondary Plan pursuant to Section 17 of the Planning Act; and
- d) Alternatively, if the intention is to eliminate the public's appeal rights, refer the draft OPA back to City staff so that the City can comply with all of the requirements of Section 26 of the Planning Act, including by consulting with the province early in the process and sharing the Province's comments with the public.

Please provide our office with notice of any further reports, Community or Council meetings, as well as notice of any Community or Council decisions related to proposed OPA 405 and the proposed Yonge-Eglinton Secondary Plan update.

Finally, we expect that this correspondence will be placed before Council for its consideration, prior to any Council decision to adopt proposed OPA 405 and the Yonge-Eglinton Secondary Plan update.

Yours very truly,

WND associates
planning + urban design



Robert A. Dragicevic, MCIP, RPP
Senior Principal

cc: Jane Pepino, Aird Berlis
Streetwise Properties Inc.
