

July 23, 2018

VIA E-MAIL

Mayor John Tory and Members of Council
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

**Attention: Marilyn Toft
Secretariat, City Council**

-and-

**Nancy Martins,
Secretariat, Planning & Growth Management Committee**

Your Worship and Members of Council:

**RE: Item PG31.7
Midtown in Focus
Piller Investments Limited**

We are the solicitors for Piller Investments Limited ("**Piller**"), being the registered owner of the property municipally known as 160 Eglinton Avenue East (the "**Property**").

On July 5, 2018, our client submitted correspondence to the City through its planning consultant, Weston Consulting, identifying an interest in the above-noted matter (copy enclosed). At that time, Weston identified a preliminary concern with the limited opportunity provided to review the draft Yonge-Eglinton Secondary Plan as it would relate to the Property.

We understand that the Planning & Growth Management Committee has since considered the draft Secondary Plan originally proposed by City Planning Staff at its meeting held on July 5, 2018 and adopted recommendations that would appear to arbitrarily limit the permitted height to 18 storeys on the Property.

Our client has a number of concerns with the proposed Secondary Plan. In particular, the limitation of potential height for redevelopment of the Property in the draft Secondary Plan would result in an underutilization of the Property and surrounding area, and would constitute a missed opportunity to optimize land use and infrastructure, notably the significant public transit that exists in the immediate *environ*.

We note that the proposed scale of potential redevelopment for the Property is not consistent with the recent approval of a 46-storey tower at 150 Eglinton Avenue East, being the site immediately adjacent to the Property to the west, in May 2018. We submit that this recent approval demonstrates, *prima facie*, that a greater scale of development can, and in turn should, as a matter of local and provincial policy, be permitted for the Property.

The proposed Secondary Plan is not consistent with the overall objectives and policies of the Provincial Policy Statement (2014), it does not conform with the Growth Plan for the Greater Golden Horseshoe (2017) and it does not conform with the policies of the City of Toronto Official Plan, all of which generally support the optimization of land use and infrastructure, particularly along a transit corridor within an Urban Growth Centre. We request that City Council reconsider the proposed Secondary Plan and provide a meaningful opportunity for consultation with stakeholders, having regard to the existing and planned context of properties within the Secondary Plan Area, including recent development approvals.

We hereby request notice of City Council's decision in this matter, as well as notice of any decision in this matter by any other Committee of Council.

Yours truly,
Overland LLP



Per: Daniel B. Artenosi
Partner
Encl.
c. Shamira Klein
Piller Investments Limited



**WESTON
CONSULTING**

planning + urban design

Planning and Growth Management Committee
Committee Room 1, City Hall
100 Queen Street West
Toronto ON M5H 2N2

July 5, 2018
File 8690

Attn: Paul Farish

Dear Sir,

**RE: City of Toronto Draft- Yonge Eglinton Secondary Plan Letter of Interest
160 Eglinton Avenue East
City of Toronto**

Weston Consulting is the planning consultant and authorized agent for Piller Investments Limited, the registered owner for the property located at 160 Eglinton Avenue East in the City of Toronto (herein referred to as the 'subject site'). The subject site is legally described as PT LT 10 S/S ROEHAMPTON AV, 11 S/S ROEHAMPTON AV, 11 N/S EGLINTON AV, 12 N/S EGLINTON AV PL 639 NORTH TORONTO AS IN CT46098 (FIRSTLY); S/T & T/W CT46098; CITY OF TORONTO.

The subject site is located on the north side of Eglinton Avenue East, west of Redpath Avenue. The subject site has an area of approximately 1,234 square metres (0.305 acres) and a frontage of approximately 19.1 metres along Eglinton Avenue East. The subject site is currently occupied with a seven (7) storey office building with vehicular access off of the rear of the property.

The subject site falls within the Draft Yonge- Eglinton Secondary Plan Area. The updated Draft Secondary Plan which was uploaded to the City's website on June 27, 2018 will be presented to the Planning and Growth Management Committee today, along with a Staff Report which recommends Council adoption of the new Draft Secondary Plan and background materials. As this document was only released last week, our Team has not had the opportunity to undertake a detailed review of the Draft Secondary Plan and comment as it relates to the future development of the subject site. We look forward to engaging in productive discussions with Municipal Staff and elected officials on this matter.

We respectfully request that we be notified of any future reports, public meetings and/or decisions in relation to this matter.

Thank you for reviewing this request. If you have any questions regarding the above comments, please contact Nader Kadri at extension 268.

Yours truly,
Weston Consulting
Per:

A handwritten signature in black ink, appearing to read 'N. Kadri', written over a horizontal line.

Nader Kadri, BES, MCIP, RPP.
Senior Planner

c. Piller Investments Limited
Daniel Artenosi, Overland LLP