

July 4, 2018

Our File Nos.: 151252 and 151253

Via Email (pgmc@toronto.ca)

Planning & Growth Management Committee
10th Floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Nancy Martins, Secretariat

Dear Sirs/Mesdames:

**Re: Midtown in Focus: Final Report
Item PG30.4**

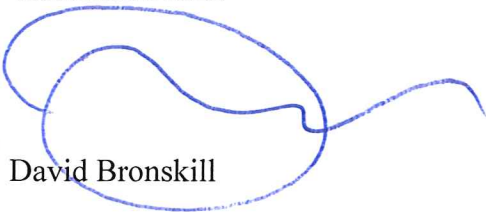
We are writing on behalf of the owner of 100 Broadway Avenue and 223-225 Redpath Avenue (the “**100 Property**”) and 117 – 127 Broadway Avenue (the “**117 Property**”) in the City of Toronto. The 100 Property is located at the northeast corner of Broadview Avenue and Redpath Avenue and the 117 Property is located on the south side of Broadway Avenue between Redpath Avenue to the west and Mount Pleasant Road to the east.

Map 21-12 of the Yonge-Eglinton Secondary Plan correctly identifies both the 100 Property and the 117 Property as “Midtown Tall Buildings (Approved/Constructed)”. This Map, however, incorrectly identifies the number of approved storeys and heights of the buildings on the two properties. Map 21-12 indicates that the 100 Property has been approved for 34 storeys with a height of 107 metres, whereas this property was approved by the Local Planning Appeal Tribunal (the “**Tribunal**”, formerly the Ontario Municipal Board) for 36 storeys and a height of 113 metres, by way of decision dated January 22, 2018 and amending decision dated February 22, 2018. For the 117 Property, Map 21-12 indicates that this property was approved for two towers 35 and 36 storeys with heights of 110 and 112 metres, respectively. In fact, the Tribunal’s decision dated May 31, 2018, approved 36 storeys and a height of 114.10 metres for the north tower and 33 storeys with a height of 105.7 metres for the south tower. All heights are measured to the top of mechanical.

Based on the foregoing, we ask that Map 21-12 of the Yonge-Eglinton Secondary Plan be amended to correctly identify the Tribunal's approvals on both the 100 Property and the 117 Property.

Yours truly,

Goodmans LLP

for 

David Bronskill

DJB/JBH

cc: Clients
Phil Levine, Levine Consultants

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