



Bennett Jones

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Our File No.: 060794.00014

June 17, 2020

**Via E-Mail (scc@toronto.ca)**

Ms. Carlie Turpin  
City of Toronto  
3<sup>rd</sup> Floor, Scarborough Civic Centre  
150 Borough Drive  
Toronto, ON M1P 4N7

Dear Ms. Turpin:

**Re: Preliminary Report -1960 Eglinton Avenue East, Scarborough  
Item SC15.4  
Cosmetica Investments Inc. ("Cosmetica")**

We are counsel for Cosmetica with respect to the above noted matter. Our client is the owner of lands within the Golden Mile Secondary Plan Study Area (the "**Study**") located at the northeast corner of Eglinton Avenue East and Warden Avenue, and municipally known as 1960 Eglinton Avenue East (the "**Lands**"). The Lands are currently used for a cosmetic laboratory, factory and distribution centre.

Our client submitted the subject Official Plan Amendment application to add new policies to the City's Official Plan to add Site and Area Specific Policies to permit a mixed-use development, with a new street and parkland. The development would consist of mixed-use buildings that range in height from 30 to 45 storeys and a six-storey non-residential building to replace and expand the (double) gross floor area of the existing non-residential building (to be demolished).

The purpose of this letter is threefold:

Firstly, to confirm our client supports the 3 "Recommendations" of City Planning Division with respect to the future processing of our client's Official Plan Amendment application.

Secondly, to highlight that we believe it is appropriate at this time for City Planning to not only generally express its position with respect to the existing Section 37 provisions of the *Planning Act* (as in force today, but to be replaced), but also for the Community Benefits Charge, as being implemented through Province of Ontario Bill 108 from the summer of 2019.

June 17, 2020

Page 2

Thirdly, we question the relevance of the reference to the "proposed closure of the southeast portion of Craigton Drive" on page 9 of the Preliminary Report.

Our client looks forward to continuing to work with City staff to move this application forward. If you have any questions, please feel free to reach out to Robert Blunt, the land use planner assisting me with this matter, at 416.777.7490 or myself.

Yours truly,

**BENNETT JONES LLP**



Andrew L. Jeanrie

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