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May 30, 2023

By E-Mail to phc@toronto.ca

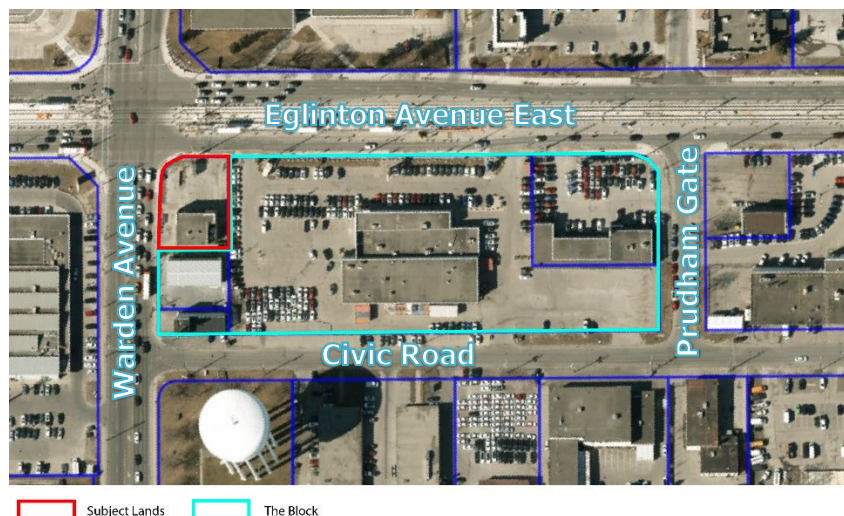
City of Toronto, Planning and Housing Committee
Toronto City Hall
100 Queen Street West
Toronto, Ontario
M5H 2N2

Attention: Nancy Martins, Committee Administrator

Dear Ms. Martins:

**RE: OUR PLAN TORONTO: RECOMMENDATIONS ON FORTY-FIVE EMPLOYMENT AREA
CONVERSION REQUESTS - FINAL REPORT
AGENDA ITEM: PH4.5
SUBMISSION ON BEHALF OF GATEWAY TOWER GP INC.
OUR FILE 191230**

I am writing on behalf of our client Gateway Tower GP Inc. ("Gateway"); owner of the lands located at 1923 Eglinton Avenue East in the City of Toronto ("Subject Lands"), and more specifically located within the Golden Mile Secondary Plan ("GMSP") area. The Subject Lands are part of a larger contiguous block at the southeast corner of Eglinton Avenue East and Warden Avenue, bounded by Warden Avenue on the west, Eglinton Avenue East on the north, Prudham Gate on the east and Civic Road on the south ("The Block") (see image below).



Our client wants to acknowledge the recent submission made by 1941 Eglinton East Holdings Inc. ("1941 Eglinton") relative to the above noted agenda item for Planning and Housing Committee. The Subject Lands are part of the overall block that is referenced in submissions made by 1941 Eglinton, and as such continue to have standing with the active appeal on OPA 499 and the GMSP. Since Gateway's purchase of the property in April 2022, our client has been working collaboratively with 1941 Eglinton, and support their July 2021 submission through the Municipal Comprehensive Review to the City requesting that The Block be redesignated from *Employment Areas* to *Mixed Use Areas*.

We have reviewed the final report of the Chief Planner and Executive Director, City Planning, dated May 17, 2023 (the "Staff Report"), together with the related draft Official Plan Amendment No. 644 ("OPA 644"), which includes a proposed Site and Area Specific Policy No. 798 ("SASP 798") for lands on the south side of Eglinton Avenue East within the GMSP, including The Block. Please accept this letter as Gateway's formal support for the May 29, 2023 submission made by 1941 Eglinton which supports the removal of The Block from the *Employment Areas* on Map 2, Urban Structure of the City's Official Plan, but does **not** support the recommendation to redesignate The Block to *Regeneration Areas* and the proposed SASP 798. We concur with the rationale outlined in 1941 Eglinton's submission, and the recommended amendments to OPA 644, which include:

1. Amend the table in Item B) to identify the SE Eglinton/Warden Block as being redesignated from *General Employment Areas* to *Mixed Use Areas*;
2. Amend the proposed SASP 798 in Item C) by removing the SE Eglinton/Warden Block and amending the title of the proposed SASP accordingly;
3. Amend the table in Item D) by removing the SE Eglinton/Warden Block from the description of the Municipal Address/Location for SASP 798; and
4. Amend Appendix 2, Tile 22, by identifying the SE Eglinton/Warden Block as *Mixed Use Areas*.

We respectfully request that Planning and Housing Committee reconsider Staff's commendation and instead redesignate the Block to Mixed Use Areas, by way of the above amendments recommended by 1941 Eglinton.

We thank you for your consideration of this submission. Please ensure that we receive notice of any decision(s) of the Committee and/or City Council regarding this matter.

Yours truly,

MHBC



Eldon C. Theodore, BES, MUDS, MLAI, MCIP, RPP
Partner

cc. *Mark Flowers, Davies Howe LLP*
Nick Sgro, 1941 Eglinton East Holdings Inc.
Jonathan Rubin, Gateway Tower GP Inc.
Michael Goldberg, Goldberg Group