

July 27, 2026

Toronto City Council
Toronto City Hall
100 Queen St. W.
Toronto, ON M5H 2N2

Dear Members of Toronto Council:

Re: NY34.12; 245 Eglinton Avenue East - Official Plan Amendment and Zoning By-law Amendment Application- Decision Report - Approval (Ward 15 - Statutory: Planning Act, RSO 1990)

I am writing today as the CEO of Crestview Investment Corporation, which is the owner of 245 Eglinton Avenue East. Crestview is a family-run company that has built and operated both residential and commercial properties in midtown for nearly a century. We are the historic owners of 245 Eglinton Avenue East who built the existing commercial building on site today, where we have also operated out of for several decades.

Since making our application in July of 2025, we have collaborated with City Staff and appreciate their support and the positive recommendation on our official plan and zoning by-law amendment. We engaged a talented team of planners and architects who have a history of delivering great buildings, and we are glad to reach this positive outcome.

We also appreciate Councillor Rachel Chernos Lin's leadership in bringing our team together with area residents to work through design considerations over the last year. That collaboration was essential for a number of changes that were made to the project, including planning for smaller office uses on the second floor that respond to community interest for professional office uses, screening to reduce overlook to the south, height reductions, as well as agreements on southbound turn restrictions on Taunton Rd, permit parking restrictions, and enhancing the green buffer between the project and the neighbourhood.

At the request of the Councillor and in consideration of our neighbours, we are agreeable to setting up a construction management working group to address impacts and safety concerns, collaborating through the site plan process to mitigate wind impacts on the podium amenity rooftop, and working together to have delivery, drop-off, and pick-up activities directed or geotagged directly to the designated parking spaces we will be providing on-site along the laneway that we will be conveying to the City.

We also want to underline that while we have met the City's requirements for unit mix, this is a minimum that we will gladly reevaluate as this project advances. Our existing rental properties have served area families well for decades and we want projects like 245 Eglinton Ave East to provide a similar legacy.

Thank you for your consideration of this letter.

Sincerely,



Bert C. Grant, BAS

President and Chief Executive Officer
Crestview Investment Corporation
1135 Leslie St. Toronto ON M3C 2K7