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February 09, 2024

By E-Mail to [Catherine.MacKinnon@ontario.ca](mailto:Catherine.MacKinnon@ontario.ca)

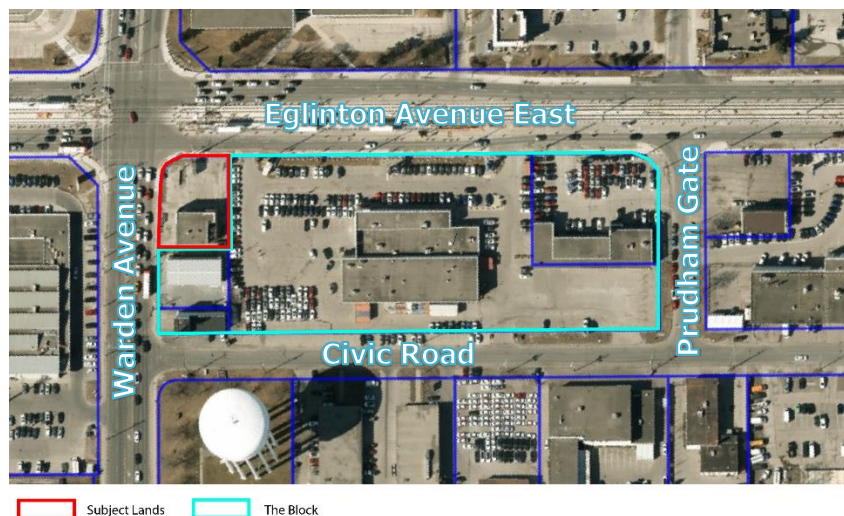
Hon. Paul Calandra  
Minister of Municipal Affairs and Housing  
777 Bay Street  
Toronto, Ontario  
M7A 2J3

**Attention: Catherine MacKinnon, Municipal Services Office – Central Ontario**

Dear Minister Calandra:

**RE: CITY OF TORONTO OFFICIAL PLAN AMENDMENT NO. 644**  
**ERO NO.: 019-7441**  
**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 ERO posting. 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 February 2024 submission to the Province requesting that The Block be redesignated from "*General Employment Areas*" to "*Mixed Use Areas*".

We have reviewed the Official Plan Amendment No. 644 ("OPA 644") as adopted by the City of Toronto, 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 February 8, 2024 submission made by 1941 Eglinton which requests the redesignation of The Block from "General Employment Areas" to "Mixed Use Areas", 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, removing these lands from the associated map for SASP 798, 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 (adding the SE Eglinton/Warden Block from the excluded lands in the second column); and
4. Amend Appendix 2, Tile 22, by identifying the SE Eglinton/Warden Block as *Mixed Use Areas*.

We respectfully request that you redesignate the Block to Mixed Use Areas and remove these lands from SASP 798, 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 Province 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*