

March 14, 2001

Paula Dill  
Commissioner  
Urban Planning and Development Services  
12<sup>th</sup> Floor, East Tower, City Hall  
100 Queen Street West  
Toronto, ON  
M5H 2N2

RE: 2195 Yonge Street – Minto Development Application

Dear Ms. Dill,

I am writing to acknowledge receipt of your letter dated March 9, 2001. You were responding to my February 22, 2001 letter about the proposed development at the above noted location.

I appreciate your apology and your agreeing to a further meeting. I look forward to Ms. Morris' call. I must still disagree with your position to allow this development to go forward with a preliminary report and plan on holding a community meeting.

The concerns of the residents have been confirmed by your comment about the existing developments in the area. You have cited the existing developments in the area as a reason for considering this application, which indicates to me that earlier development approvals certainly set precedents. The buildings in the area that are developed at between 5 and 7 times coverage were all subject to site-specific Official Plan Amendments that permitted them to be built and all before the current Yonge and Eglinton Official Plan was approved. This application starts at 12.6 times coverage, not 5 or 6 or 7 times.

Likewise the heights of the existing buildings you cited do exceed the Zoning By-law height limits, however the Canadian Tire building and the Transamerica Insurance Building are between 18 and 20-storeys. The Yonge-Eglinton Centre is the tallest at 28-storeys. The Minto Application is twice as tall as those.

With this kind of approach it is no wonder the development industry and some of them are my constituents, are salivating like Pavlov's dog at the prospect of the New Official Plan and laughing all the way to the bank. This project stands to make Minto windfall profits approaching \$200 million.

Yours sincerely,

Michael Walker  
Councillor - St. Paul's