



DAVPART

November 28, 2017

Sent via Email: clerk@toronto.ca

City of Toronto

councillor_shan@toronto.ca

Attention: Mayor John Tory and Toronto City Council Members

Re: COMMENTS FOR ITEM 2017. Ex 29.1 (Smart Track Project) on December 5, 2017 City Council

Dear Mayor Tory and Council Members;

This letter is being presented on behalf of Davpart Inc., the owners of Malvern Town Centre, to outline the concerns due to the lack of transit to the Malvern Community.

As you are aware, Malvern Town Centre, consisting of almost 300,000 sq. ft. of retail and service tenants, has been the hub of the Malvern Community for over 30 years.

Over the past 15 years during Davpart's ownership of Malvern Town Centre, Davpart has worked tirelessly, attempting to attract national tenants while at the same time providing local business opportunities for independent retailers.

While the Malvern Community as a whole has had its challenges with negative stigma and other negative factors influencing the market, and further, with the introduction of Big box stores and the significant increase of rezoned lands and additional local retail developments along Markham Road, Morningside Avenue, Kennedy Road, and Sheppard Avenue, to name a few, the Malvern community has been further weakened over the years.

We, at Davpart, believe in the Malvern community, and continue to work towards the vision of building strength to the Malvern community as never before seen.

But we cannot do it alone.

The Malvern community was excited about the introduction of a possible direct transit link to the Malvern community by way of an above ground LRT behind Malvern Town Centre as set out by previously elected government officials and TTC representatives, but instead felt total disappointment when substantially complete transit plans were squashed due to election results.

In recent years, Davpart and community representatives have attended transit meetings hosted by the TTC along with the government authorities whereby we once again reiterated the imminent need for enhanced transit directly to the Malvern community, only to be told, that without additional significant funding, the Malvern community will not have additional transit services brought to the immediate vicinity and that the plans have changed.

The lack of transit to this area has almost stagnated this eastern Scarborough Malvern market seeing no, at best minimal growth to the area over the years.



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Malvern Town Centre has been turned down by schools, colleges, training centres as well as National Retailers, prospective customers, and retail staffing due directly to the lack of transit and lack of infrastructure to the Malvern area.

It is almost unfathomable that any market in the GTA is considered a non-entity, while the overall GTA has and continues to see a spike in residential developments over the past years, and while affordable housing for first time home buyers is almost impossible in the GTA.


In order to maintain the viability as a shopping centre and as a main hub in this market, the owners of Malvern Town Centre believe that it is imperative that additional transit services are brought directly to this area as soon as possible.

In closing, the owners of Malvern Town centre are in full support of the CONNECT MALVERN CAMPAIGN and very much look forward to working with local and governmental authorities to ensure that the eastern Scarborough community of Malvern grows to be a viable place to work, live, shop and play.

We would be interested in continuing discussions furthering this matter in the near future with council, TTC, and any additional parties the City of Toronto Council feels would benefit the transit discussion relating to the Malvern community.

We look forward to speaking with you and are available to meet at your earliest opportunity.

Regards,


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