

VIA EMAIL: [phc@toronto.ca](mailto:phc@toronto.ca)



June 25, 2021

Planning and Housing Committee  
City of Toronto  
10<sup>th</sup> Floor West Tower  
Toronto City Hall  
100 Queen Street West  
Toronto, Ontario  
M5H 2N2

Dear Chair and Committee Members

**PH25.8 Our Plan Toronto: Keele-St. Clair Local Area Study – Directions Report (Ward 5, 9)  
Comments of 87 Ethel Avenue Holdings Inc.**

We are writing today about our property at 87 Ethel Avenue. Our property is located approximately 730 metres southwest of the planned St. Clair-Old Weston SmartTrack/GO Transit Station which will be located at 2-80 Union Street (the “GO Station”).

We have had the opportunity to review the report entitled *Our Plan Toronto: Keele-St. Clair Local Area Study (the study) – Directions Report (Ward 5, 9)* (the “Report”) with our planning consultants. This letter contains our comments on the status of the Keele-St. Clair Local Area Study (the “Area Study”) as described in the Report.

First, we would like to express our support to City of Toronto Staff and Councillor Nunziata for undertaking the Area Study. It is important that an appropriate mix of non-residential and residential uses is provided for in this area, including ample affordable, rental, housing. We are currently working with Staff on our proposal for a mixed-use redevelopment on our property that includes a significant affordable rental housing component that will contribute to the revitalization of the area.

It is our understanding, based on earlier discussions with Staff, that the geographic extent of the Area Study would include more land surrounding the GO Station. Specifically, we believed the Area Study would include lands within 800 metres of the GO Station. Instead, the Report focuses on an irregular area within 500 metres of the GO Station, with some exceptions. We are asking that the Area Study boundary be increased to the 800 metres. This could be achieved by rewording recommendation 4 to read:

*Planning and Housing Committee authorize the Chief Planning and Executive Director, City Planning to use the Draft official Plan Amendment for the PMTSA delineation and associated policies, forming Attachment 7 to this report, provided the delineation is expanded to include lands within 800 metres of the planned St. Clair-Old Weston SmartTrack/GO Transit Station, as the basis for consultation.*

Expanding the Area Study boundary makes sense and appears to be under contemplation in any event, since our review of Attachment 6 of the Report indicates that evaluations of employment land conversion requests outside of the 500 metre irregular boundary are occurring.

Planning and Housing Committee  
City of Toronto  
Page 2  
June 25, 2021

Expanding the Area Study boundary will also allow the City to properly plan for coming changes. For example, it would allow for an assessment to be made of whether to include the Maple Leaf Foods plant in the Protected Major Transit Station Area ahead of it being vacated in 2022. It would also ensure the City is not making decisions in "silos" and would afford an opportunity for the City to assess how ongoing appeals to Official Plan Amendment Nos. 144 and 231 in the area might be resolved through this process.

We would appreciate confirmation from Staff that other lands within 800 metres of the GO Station, including 87 Ethel Avenue, will be included in the Study Area boundary going forward, as initially indicated.

We appreciate the need for the Area Study to move quickly given the July 1, 2022 submission deadline of the MCR to the Ministry of Municipal Affairs and Housing and commit to working with Staff to meet that deadline.

Once again, I would like to thank City Staff and Councillor Nunziata for commencing the Area Study as we truly believe this work will provide the foundation for a vibrant, inclusive, mixed-use, transit-oriented neighbourhood to grow and thrive.

Thank you in advance for your consideration of this matter.

Yours truly,

**87 Ethel Avenue Holdings Inc.**



Luigi Iacobelli  
President

c.c. Councillor Nunziata [councillor\\_nunziata@toronto.ca](mailto:councillor_nunziata@toronto.ca)