

June 25, 2021

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Our File No. 213564

VIA EMAIL TO PHC@TORONTO.CA

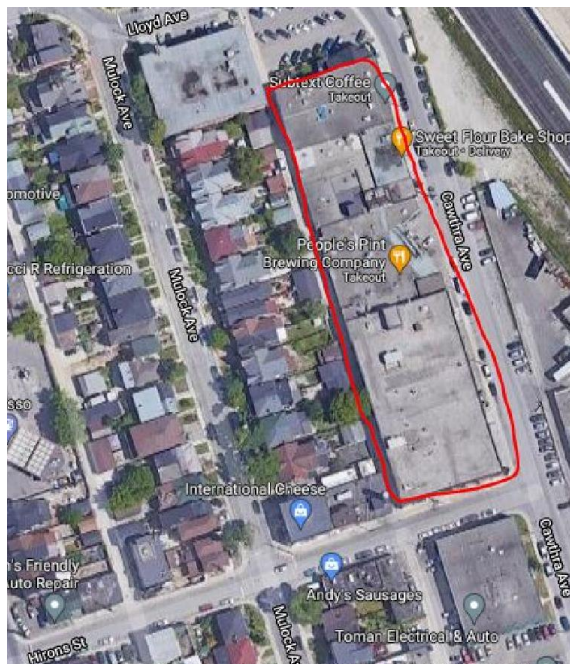
Planning and Housing Committee
10th floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Nancy Martins

Dear Chair and Deputy Mayor Bailao and Members of the Committee:

**Re: PH25.8 - Our Plan Toronto: Keele-St. Clair Local Area Study - Directions Report
(Ward 5, 9) - 88 - 142 Cawthra Avenue**

We are the solicitors for 88 Cawthra Inc. Our client's land, municipally known as 88-142 Cawthra Avenue and outlined in the figure below, comprise the substantial majority of the westerly Cawthra Avenue frontage from Hirons north to Lloyd Avenue. Our client's land are immediately adjacent to the residential lots fronting on the east side of Mulock. Our client has instructed us to submit a conversion application for the site within the MCR process and to make this written submission in respect of the Keele St. Clair Local Area Study.



Our client supports the conversion of Area 7 to Mixed Use Area and requests that staff include 88-142 Cawthra within the proposed conversion Area 7. In our submission it would appropriate to redesignate the subject lands to Mixed Use Area as part of Area 7.

A redesignation of the site to Mixed Use Area will promote and encourage redevelopment and intensification that contributes and enhances the existing eclectic mix of residential and employment uses. In fact, our client's site is uniquely positioned in the Focus Area as a large contiguous block with true and realizable mixed use redevelopment opportunities. This is unlike the vast majority of the Area 7 which are generally comprised of individual residential parcels with very limited redevelopment potential for intensification at transit supportive densities. Finally, by inclusion of our client's site in the proposed PMTSA, recognition is appropriately given to the site's long term potential for intensification and redevelopment in a manner that is supportive of transit and of the local area planning context now under development through the Keele St. Clair Local Area Study.

We look forward to working with staff and the City to secure planning permissions for the site that will provide the opportunity for mixed use redevelopment and intensification of the site in support of the Keele St. Clair Local Area/PMTSA planning initiatives.

Yours truly,

FOGLER, RUBINOFF LLP

"Joel D. Farber"

Joel D. Farber*

*Services provided through a professional corporation

JDF/sz

cc. client
Steven Dixon, City Planning