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June 25, 2021  
File No.: 122998.1015

**By E-mail**  
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Planning and Housing Committee  
10<sup>th</sup> Floor West Tower  
Toronto City Hall  
100 Queen Street W  
Toronto ON M5H 2N2

Attention: Nancy Martins, Committee Administrator

Dear Members of the Planning and Housing Committee:

**Re: Agenda Item PH25.8 – Our Plan Toronto: Keele-St. Clair Local Area Study – Directions Report  
611 – 623 Keele Street**

We are counsel to Talus (Keele) Limited (“**Talus**”), the registered owner of the lands municipally known as 611-623 Keele Street in the City of Toronto (the “**Property**”). The Property is located on the east side of Keele Street, southeast of its intersection with St. Clair Avenue West within the boundaries of the Keele-St. Clair Local Area Study (the “**LAS**”) boundary.

Since 2018, Talus has engaged with the City on the redevelopment of the Property for a self-storage building, a use that is permitted by the *General Employment Areas* land use designation of the Property, and is permitted as-of-right by the applicable Zoning By-laws. Following Pre-Application Consultation Meetings with the City on November 21, 2018 and April 18, 2019 where appropriate height, built form, parking and loading rates for the proposed development were considered, Talus filed a Site Plan Approval application (on August 26, 2019) and a Minor Variance application (on August 4, 2020) to facilitate the development as contemplated.

We have reviewed the City’s ‘Our Plan Toronto: Keele – St. Clair Local Area Study – Directions Report’ (the “**Directions Report**”), dated June 14, 2021. We note that the Directions Report acknowledges that a number of active and anticipated development applications exist within the LAS area, and that the outcome of the LAS will provide the necessary framework for the applications to ensure that future developments contribute to a complete community that achieves the goals and objectives identified in the draft Planning Framework.

However, the Directions Report does not acknowledge that certain development applications, including those underway for the Property, were filed long before the LAS commenced. It is our clients position that the outcome of the LAS should not apply to the Property and as such, any enacting Official Plan Amendment for the LAS area should include transition policies that exempt and exclude the Property from the Official Plan Amendment.

Please provide us with notice of all upcoming meetings of Council and Committees of Council at which the LAS will be considered, and we ask to be provided with notice of Council's decision with respect to this item. Thank you for your attention to this matter.

Yours truly,



Calvin Lantz

CL/sg

cc. Jonathan Wheeler and Peter Obradovich, *Talus Capital Corp*  
Joshua Butcher, *Bousfields Inc.*