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City of Toronto
City Clerk's Office
399 The West Mall
Toronto, ON M9C 2Y2

**Attention: Ms. Rosemary MacKenzie, Administrator
Etobicoke York Community Council**

Dear Madam:

**Subject: Dundas Street West/ Highway 427 Planning Framework Study
Final report and Proposed Official Plan Amendment (North of Dundas)
Public Meeting June 22, 2011
City Initiated Study No.: 08 102920 WET 05 OZ**

We are writing to express our concerns stemming from the information presented at the Dundas Street/ Highway 427 Planning Framework Study Public Open House meeting held April 27, 2011 and the final report and proposed official plan amendment for the lands north of Dundas Street. The process for the Planning Framework Study as presented in the first two Community Consultation Meetings was commenced to assess land use options and built form within the Study Area in response to two Official Plan Amendment applications filed by the Azuria Group and A&P Properties (now Metro Inc.). The Study identifies the area as "underutilized" and having the potential for a future westerly extension of the Bloor-Danforth subway and the City has identified this area as having the potential to accommodate future growth (population and jobs).

Bentall Kennedy (Canada) LP, on behalf of the owner, have attended and/ or monitored the process to date and have expressed concern over the future of Cloverdale Mall and its continued operations. The initial study presented at the Phase 2 Working Group Meeting April 28, 2009 proposed the complete elimination of Cloverdale Mall in both Option 1 and Option 2, replacing it entirely with Mixed Use residential land uses with at-grade retail. These options were not consistent with the input of the public, the Area Councillor or the landowners nor was it consistent with the long term objectives of the Owner of Cloverdale Mall.

Since that meeting it appears that both staff and the consultants now recognize that Cloverdale Mall is not "underutilized" but rather a vital component of the community and one which will remain over the long term. In this context, the final report appears to preserve the main Mall and has excluded it from the Study. **We are however extremely concerned that the final report proposes to eliminate that part of Cloverdale Mall which includes the Beer Store and the Gas Station which is owned and operated by the mall.**

The results of the Public Workshop #2 identified a number of objectives focused on Dundas Street where future transit improvements may occur. The Official Plan identifies Dundas Street as an Avenue which is where growth is expected to be directed. Of the ten (10) points identified in the Framework Study there

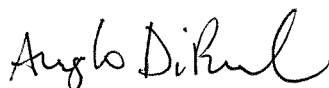
are none which identify The East Mall. In fact, Page 8 - Point 9 specifically states that **“Commercial uses to serve the community should be maintained”**.

More importantly however, the final report (page 5) states very clearly that *“The study identified that although opportunities may exist to accommodate infill development on the Cloverdale Mall site, detailed analysis of parking and site operations was not undertaken and beyond the scope of the study. Any infill development would be subject to a more detailed review at the time it is proposed. Therefore, no modifications are proposed to the Cloverdale Mall site resulting from this study.”*

This site is an important commercial block which contributes significantly to the overall success of the mall. We respectfully request that this parcel be removed from the study and the proposed amendments on the same basis as the main mall.

We are available to discuss our concerns in advance of the June 22, 2011 Public Meeting to ensure an acceptable resolution of this matters can be reached and to avoid having to appeal this matter to the Ontario Municipal Board.

Yours very truly,



Angelo Di Palma
Vice President, Investment Management

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