

Delivered by EMAIL: scc@toronto.ca

November 5, 2012

Scarborough Community Council
Scarborough Civic Centre
3rd floor, 150 Borough Drive
Toronto, ON M1P 4N7

Attention: Yvonne Davies, Administrator, Scarborough Community Council

Dear Member of Community Council:

Re: Proposed Official Plan Amendment, Zoning By-law Amendment, and Revisions to the Urban Design Guidelines Regarding Highland Creek Village

Please be advised that Dales Consulting is the planning consultant for 647346 Ontario Inc., the registered owner of the lands known municipally as 6096 Kingston Road, City of Toronto ("the property"). The property lies on the north side of Old Kingston Road/Kingston Road, between Deep Dene Drive to the east and Morrish Road to the west, and is located at the confluence of Old Kingston Road and Kingston Road, such that the property has convenience addresses on both streets.

The property is located within the area known as the Highland Creek Village community, in the east end of the City of Toronto. The property is currently developed with several buildings that contain commercial and light-industrial uses.

We are writing to express our concern with the draft Official Plan Amendment in respect of lands within the Highland Creek Village community, the draft Amendments to the Highland Creek Community Zoning By-law No. 10827, as amended, as well as the proposed revisions to the Highland Creek Village Urban Design Guidelines.

Notwithstanding the results of the area study of the Highland Creek Village community undertaken by staff, in our opinion the proposed permissions for our client's property represent an underutilization of the site. Considering that the property is large and deep relative to other properties in the immediate area and given its unique location at the confluence of major streets in the community, in our view there is potential for greater intensification in the form of mixed-use development on the property.

Such a development would be consistent with the broader policy framework in the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe in that it would establish a more intense form of development on a currently underutilized urban site which is supported by existing and planned infrastructure. The proposed planning framework would

inappropriately limit the development potential of the property and constrain the ability of the site to meet these broader objectives.

Accordingly, and on behalf of our client, we respectfully request that Scarborough Community Council defer a decision on this matter to give our client and their advisors the time to meet with City staff to discuss potential modifications to the proposed Official Plan and Zoning By-law amendments, and proposed revisions to the Urban Design Guidelines, in order to better reflect the unique characteristics and development potential of the property.

In the event Scarborough Community Council decides to adopt the proposed Official Plan and Zoning By-law amendments, as well as the proposed revisions to the Urban Design Guidelines, we request that the property be removed from these documents so that our client can undertake a site specific planning process for the property that respects the principles outlined in the Highland Creek Village study, while taking into consideration the unique attributes of the property.

Yours very truly,
DALES CONSULTING

A handwritten signature in black ink that reads "Andrew Dales". The signature is written in a cursive, flowing style.

Andrew Dales, M.Sc.Pl.

CC: Mr. Joseph Fried, Meyer Wassenaar & Banach
Neville Woolf
Eileen Costello, Aird & Berlis