

November 20, 2013

BY EMAIL

File No. 105887

Chairman Milczyn and Members  
Planning and Growth Management Committee  
City of Toronto  
10<sup>th</sup> Floor West Tower  
100 Queen Street  
Toronto, Ontario M5H 2N2

Attn: Nancy Martins, Secretarial Contact  
Planning and Growth Management Committee

Dear Chair Milczyn,

**Re: City of Toronto – Municipal Comprehensive Review – Amendments to  
Policies and Designations for Employment Lands (Item PG28.2)  
675 Progress Drive**

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We act on behalf of 1512642 Ontario Limited with respect to the property located on the south side of Progress Avenue, east of Grangeway Avenue, municipally known as 675 Progress Avenue (“the subject site”). The subject site is occupied with a low-rise industrial building. While physically within the Scarborough Centre Area, the subject site was not designated Mixed Use in the Scarborough Centre Secondary Plan when it was approved.

In 2010 our client applied for an Official Plan Amendment to redesignate the site from Employment Areas to Mixed Use Areas, consistent with the surrounding lands. The request is being processed as part of the Municipal Comprehensive Review (MCR).

A report from the Chief Planner and Executive Director, City Planning Division entitled *Planning for a Strong and Diverse Economy: Official Plan/Municipal Comprehensive Reviews - Draft Policies and Designations for Employment* outlining the preliminary findings of the MCR, dated October 23, 2012, recommended that the subject site be redesignated to a Mixed Use Areas designation. The report recommended an accompanying Site and Area Specific Policy (SASP) that would address the following:

- the appropriate provision of new public streets;
- conformity with the Scarborough Secondary Plan and the McCowan Precinct Plan, forecasted for approval in 2013;
- replacement of existing employment levels with re-development, within the context of the McCowan Precinct Plan; and

- community facilities and services.

In May 2013, our client submitted an application for a Draft Plan of Subdivision to create a street and block pattern for the subject site, including a new public park. A rezoning application was also submitted for the first phase which comprises approximately 1,500 residential units, 13,000 m<sup>2</sup> of office space and additional retail space at the base of the buildings. Our client is currently reviewing staff comments and will be making a resubmission shortly.

On October 31, 2013, the proposed OPA 231 was posted on the City's Web site and on November 13, 2013 the Staff Report entitled *Official Plan and Municipal Comprehensive Reviews: Amendments to the Official Plan for Economic Health and Employment Lands Policies and Designations and Recommendations on Conversion Requests* was released ("the Report"). The Report makes the following recommendation for the subject site:

Chapter 6, Section 5, Scarborough Centre Secondary Plan, is amended by adding SASP No. 8 for the lands known municipally in 2012 as 675 Progress Avenue, as follows:

"8. 675 Progress Avenue

- (a) Development of lands for residential use will incorporate employment uses including a minimum of 13,000 square metres of office floor area which will be provided within Phase 1 of the development.
- (b) A feasibility analysis and impact assessment in accordance with Section 4.10.3 of the Province's D-6 Guidelines for Compatibility Between Industrial Facilities and Sensitive Land Uses is to be completed and necessary mitigation measures are to be incorporated into the development design to the satisfaction of the Ministry of the Environment or a delegated authority; and
- (c) New development will be in conformity with the Scarborough Centre Secondary Plan and consistent with the emerging McCowan Precinct Plan policies and guidelines, in particular with respect to the provision of the proposed street and block plan, the provision of new streets and connections to the existing and proposed network, and the provision of community facilities and services."

Our client supports the recommendation to be included in the Scarborough Centre Secondary Plan and redesignated to Mixed Use Areas. With respect to the requirement in the proposed SASP that the entire 13,000 m<sup>2</sup> of office space be provided in the first phase of development, our client has concerns with respect to the lack of flexibility in terms of the phasing suggested.

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Our client is presently reviewing their anticipated construction phasing in relation to market conditions. It is recognized that there will be some form of rapid transit in the vicinity which will greatly increase the attractiveness of the subject site for a variety of uses, including office. The owner wishes to proceed with the first phase of development once approvals are received and, in this regard, is seeking some flexibility in the timing of the office component as it may not be realistic to achieve 13,000 m<sup>2</sup> of office space in the first phase. We note that other lands within the Centre designated Mixed Use Areas do not have this requirement.

The subject site is key to the development of the McCowan Precinct and will provide important road linkages to facilitate development in the Centre. In order to assist in implementing the policies of the Plan in a timely manner, we are seeking a minor revision to the proposed phasing of the office development on the subject site.

We are writing to propose that the SASP be modified to require that 50%, or 6,500 m<sup>2</sup>, of the office space be provided within the first phase of any phased development of the subject site. This will ensure that the employment space is delivered concurrently with the residential development. The residential development is currently proposed to be phased with 1,500 units contemplated in the first phase and 1,500 units contemplated in second phase.

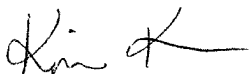
In this regard, we respectfully request that clause 8 a) of proposed SASP No. 8 of the Scarborough Centre Secondary Plan be revised to read:

- a) Development of lands for residential use will incorporate employment uses including a minimum of 13,000 square metres of office floor area of which at least 6,500 m<sup>2</sup> will be provided within Phase 1 of the development.

Thank you for your consideration. If you require any further information please do not hesitate to contact the undersigned.

Yours truly,

AIRD & BERLIS LLP



Kim M. Kovar  
KMK/SM

c. client  
L. McPherson

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