August 21, 2014

City of Toronto Council
C/o City Clerk
100 Queen Street West, 10th floor, West Tower
Toronto, Ontario M5V 3C6

Attention: Ulli Watkiss, City Clerk

Re: 170 North Queen Street, Toronto
Official Plan, Zoning By-law Amendment and Site Plan Approval Applications
13 250137 WET05 OZ and 13 2500140 WET 05 SA

We are the owners of 150 North Queen Street, the property directly adjacent to the above-noted application. We have been following with interest the application as it will directly affect our site which is currently being developed for a retail centre. In addition, SmartCentres operates the retail centre across the road from the proposed development and has therefore invested significantly in the area.

On August 12, 2014, a Request for Directions Report ("the Report") was before the Etobicoke York Community Council for consideration. The Report recommends that City Council support the Official Plan and Zoning By-law Amendment applications and the Site Plan Approval application, subject to certain conditions.

In the Preliminary Report, staff recommended that processing of the application await the Notice of Completion for the City initiated North Queen Street Extension Municipal Environmental Assessment ("the EA") and the advancement of the Sherway Area Study to the draft recommendation stage. Council adopted amended recommendations directing staff to proceed with the application.

SmartCentres was the major financial contributor to the EA as a condition of development of the adjacent site. One of the items that the EA was examining was the technical feasibility of a link crossing the rail corridor to achieve a northerly extension of North Queen Street as identified in the Official Plan in SASP 19, Map 2. The EA did not draw any conclusions and the evaluation of this connection is being undertaken as part of the Sherway Area Study which is currently underway and scheduled for completion the third quarter of 2015.

The staff reports recommends that an “H” holding provision be applied to a certain portion of the site for a limited period to recognize the transportation study currently underway which would prohibit any new construction within the area of the “H” until the earlier of City Council adopting a recommendation on the Sherway Area Study or January 1, 2016.

The connection of the road over the tracks has been a long standing improvement shown on the Plan since the 1990’s. It is our experience that Studies often take longer than anticipated and that Council decisions do not always directly follow. This could be due to additional public involvement, meetings with adjacent property owners, further items to review, lag time in collecting necessary data, holiday
It is our opinion that the date of January 1, 2016 is too early to be the target date for a decision on something as important as a future road connection.

We would respectfully request that the timing for the “H” to be lifted to not include a specific date. We request the removal of the January 1, 2016 date and the possible replacement wording “until a decision has been made” to allow appropriate time for the Study process to be completed. An artificially early deadline would not be in the City’s best interest as this connection has been a long standing objective and even a relatively short delay in delivering a major study could result in the City losing the opportunity to achieve a potentially important infrastructure element.

Should you require any further information, please do not hesitate to contact the undersigned.

Regards,

Ornella Richichi
Executive Vice President, Land Development

Cc: Cynthia Owusu-Gyimah, Planner, City of Toronto