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Associates Limited**
Planning
Urban Design

May 11, 2014

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



Attention: Yvonne Davies
Administrator, Scarborough Community Council

Dear Ms. Davies

**Re: McCowan Precinct Plan
City Initiated Official Plan Amendment
Application No. 11 185870 EPS 00TM
700 Progress Avenue, Gerrit Realty, 1145280 Ontario
Limited("Gerrits")
670-690 Progress Avenue, Invar Building Corporation ("Invar")
Our File:11647**

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We are the planning consultant to Gerrits and Invar, owners of four properties located on the north side of Progress Avenue, east of Consilium Place within the proposed amendment area. We and our clients have attended most if not all of workshop sessions related to the study.

The result of the City's multiyear planning process is the proposed Site and Area Specific Policy No. 9 to the Scarborough Centre Secondary Plan for the McCowan Precinct. This site and area specific policy will be put in place by proposed Official Plan Amendment No. 242 which is attachment No. 2 to the staff report before Community Council.

During the workshop sessions we have consistently raised concern with the policy direction to further subdivide blocks within the precinct into smaller blocks, bisected by public streets and public walkways. In the descriptions of the community workshop process contained in the staff reports, these concerns have not been fully expressed or identified. While we would agree with the broad tenets of the exercise to create improvements in the area the concerns of landowners have not been fully considered.

It is well understood that the relatively high water table in the McCowan Precinct presents significant challenges for the provision of underground parking. These

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challenges will be exacerbated by the requirement for more local roads through what are essentially high density mixed use development blocks. The City has been clear that it will not accept strata parking under municipal streets despite the fact that private streets and walkways can accomplish the same result.

We would also point to the timing for release of documentation for review on the traffic and transportation component of this study which was many months in the draft stage, and this evidently was and is a key component of the McCowan study and the recommended road pattern which significantly impacts the size and shape of blocks on the north side of Progress Avenue including both the Gerrit and Invar land holdings. The conceptual master plan now introduces new public roads, a public walkway connection and a potential new public park within the blocks owned by our clients. These have significant implications to development of these lands. At this point we are of the opinion that the Amendment does not adequately address the issues related to the form and density of development anticipated lands located in major centre.

In our view the proposed amendment and staff report have been available for an insufficient time to allow for a complete review and determination with staff as to how the guidelines and precinct plan will be applied in combination with the proposed policies.

We would also think it appropriate for the report to provide a more complete description of the expectations with respect to implementation of the plan particularly in respect to parkland dedication, the use of Section 37 and the implementation of a "grand boulevard of Progress Avenue" as far east as the property at 705 Progress Avenue.

On behalf of our clients, we would request that we be provided with notice of any further action by Council or committee of Council with respect to Amendment No. 242 and hereby formally request that we be provided with the Notice of Decision with respect to this amendment.

We ask that this correspondence be placed before Community for its meeting of May 13, 2014.

Yours very truly,

WALKER, NOTT, DRAGICEVIC ASSOCIATES LIMITED
Planning · Urban Design



Robert A. Dragicevic, MCIP, RPP
Senior Principal

cc. Mr. W. Gerrits, Gerrits and Mr. Greg Miklas, Invar