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June 16th, 2014

Yvonne Davies,
Scarborough Civic Centre
2nd floor, 150 Borough Dr.
City Clerks Office
City of Toronto

Re: Span McCowan Proposal- SC33.16

I am writing you regarding Item SC33.16, the "Span McCowan Proposal" which was deferred on May 13, 2014 by Scarborough Community Council. While I have read the reports prepared by City Staff and concur with the general direction presented, it is our position at this time any further work is totally and completely premature. At this time the grandiose idea advanced by Mr. Ross on behalf of area residents associations is simply not practical; the City of Toronto should only pursue this matter when the following three items are **clearly and fully addressed**.

Firstly, The City is currently conducting an Environmental Assessment for the future Subway Extension. Work needs to be completed to determine where exactly all the infrastructure will go, including the subway station, entrances and emergency exits, air shafts etc. To make assumptions on where these items will be located, and how far below or above grade they will lie is foolhardy at best. Far too many unknown variables are currently in play, which do not facilitate this decision being made in a vacuum. This process will need to go through the proper process to yield a result that, in consultation with other departments and more importantly the adjacent landowners, will produce properly planned transit infrastructure in addition to good development.

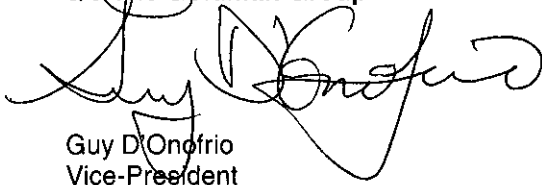
Secondly, as the largest landowners directly adjacent to the existing McCowan RT station we will need to be brought into the conversation as to what the interface with our site will look like. We are currently in the process of finalizing a Site Plan which takes into account the existing and possible planned context and are mindful of the existing grades needed to accommodate the realities of the orderly development of our site. A possible deck over McCowan will undoubtedly require elevators and/or significant ramps to access the elevated portions which are not currently feasible on the existing public rights-of-way. While we will work with the City to accommodate good design in our development, we will not be held captive by anyone wishing to pursue their own agenda at our expense.

Thirdly, the Bushby Road ramp lands were sold by the City of Toronto, through its corporation Build Toronto, as part of the "Grangeway" site to the Goldman Group. A decision by Goldman for the eventual closure of the ramp will be made prior to the submission of our development applications in consultation with the City. Therefore any suggestion that the ramp lands are required for the movement of traffic is not correct.

Given the above we will not agree to the establishment of new constraints on our site and surroundings and would forcefully suggest that the Span McCowan idea be deferred until such time as: A) the completion of the EA by the City; and B) finalization of development plans by adjacent land owners (Goldman Group and Oxford Properties).

Thank you for your consideration, yours very truly,

Per:
**Gates of Scarborough at Town Centre
c/o The Goldman Group**



Guy D'Onofrio
Vice-President

Per:
**Gates of Scarborough at Town Centre
c/o The Goldman Group**



Mike Mestyan
Director of Planning

Enc.

cc:
Murray Goldman, Chairman, Goldman Group