

November 9, 2015

Our File No.: 150263

By Email

Community Planning - North York District
North York Civic Centre
5100 Yonge Street
Toronto, ON M2N 5V7

Attention: Andria Sallese, City Planning Division, North York District

Dear Sirs/Mesdames:

**Re: Dufferin Street Avenue Study – Draft Secondary Plan
City Initiated Official Plan Amendment No. 15 130874 NPS 00 OZ
3140–3170 Dufferin Street and 60-68 Apex Road (Dufferin Plaza)**

We are solicitors for RioCan Management Inc. (“RioCan”), the owners of the lands municipally known as 3140–3170 Dufferin Street and 60-68 Apex Road (the “Dufferin Plaza Lands”). We are writing to set forth the following views with respect to the City Initiated Dufferin Street Avenue Study Official Plan Amendment (the “Draft OPA”):

1. RioCan shares the City’s vision of a rich and varied urban form through the Dufferin Street Study Area with an emphasis on mid-rise built form along the Dufferin Street frontage, and RioCan’s proposed redevelopment of the Dufferin Plaza Lands is consistent with this vision.
2. However, RioCan believes that there are a number of overly prescriptive and restrictive elements in the Draft OPA, and in particular it does not agree that low-rise development along the rear and interior parts of the Dufferin Plaza Lands would represent the optimal use of the lands.
3. RioCan believes that the Draft OPA should be deferred, to allow the City to undertake further consultation, which should include consideration of RioCan’s recently submitted Official Plan amendment application.

The Dufferin Avenue Study and City Initiated Official Plan Amendment:

On August 25, 2014, the City of Toronto endorsed an Avenue Study for Dufferin Street between Highway 401 and just south of Lawrence Avenue West (the “Avenue Study”). The Avenue

Study sets out a number of specific recommended guidelines and standards for the larger block that includes the Dufferin Plaza Lands, which is known as Block 7 (the “Block”), including:

1. a new network of public streets through the Block, including a minimum of one new north-south street and one new east-west street, in flexible locations;
2. a 20 metre transition area to the lands designated *Employment Areas* to the west of the Block;
3. a new public park within the Block having frontage on a public right of way and being no less than 15% of the total block area, excluding public roads and conveyances;
4. primarily residential, mixed-use development with retail commercial uses encouraged at grade;
5. primarily midrise development that should adhere to the City of Toronto Mid-Rise Building Performance Standards and have a maximum height of 30 metres (nine (9) storeys), with stepbacks of three (3) metres at a 20 metre height and, with low-rise forms encouraged at the rear and interior of the Block; and
6. a maximum gross density of 2.5 FSI for the Block.

The Draft OPA has incorporated these guidelines and standards.

RioCan’s Proposed Redevelopment:

RioCan is seeking to revitalize the Dufferin Plaza Lands with a mixed use development consisting of two mixed-use buildings (28 storeys and 22 storeys), separated by a new ‘L’-shaped public street which connects Dufferin Street to Apex Road, and a 20 metre wide public park along the Site’s west boundary (the “Redevelopment”). Consistent with the approximately 6,500 square metres (70,000 square feet) of retail space currently existing on the Dufferin Plaza Lands, RioCan is proposing 5,632 square metres (60,622 square feet) of retail space at grade in the Redevelopment.

RioCan submitted an Official Plan amendment application for the Dufferin Plaza Lands, relating to its proposed redevelopment on November 5, 2015. A copy of the proposed Site Plan prepared by Quadrangle and submitted in support of the proposed Redevelopment is attached as Appendix “A” to this letter.

RioCan’s proposed Redevelopment is consistent with a number of the key recommendations of the Avenue Study, but would provide a greater level of residential and commercial intensification of the Dufferin Plaza Lands than is anticipated by the Avenue Study, in a form that is compatible with surrounding properties and neighbourhoods. This is in accordance with

the applicable policy framework of the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe and the City of Toronto Official Plan.

A comparison of the Avenue Study Framework and the Redevelopment proposal is set forth below:

Avenue Study Framework	Redevelopment Proposal
1. Public Street Network	- 20 metre wide north/south public street provided. - 10 metre wide east/west driveway provided as an interim condition pending development to the north and eventual dedication as public road.
2. Public Park	- Public park provided (14.8% of the net site area) at the rear of the site above part of a below grade parking garage.
3. Residential Mixed Use with Retail at Grade	- Residential mixed use development with retail at grade
4. A 20 metre setback to the rear	- 20 metres setback provided incorporating a public park at grade and parking below grade
5. Mid-Rise Development at Dufferin Street (30 metres – nine (9) storeys).	- Mid-rise nine (9) storey podium form at Dufferin Street with a 22 storey residential tower setback five metres from Dufferin Street.
6. Low Rise Development at rear of site (Town homes).	- A 28 storey building consisting of a six (6) storey podium and 10 townhouses at grade.
7. A maximum gross density of 2.5 F.S.I.	- Gross density of 3.86 FSI (based on total site area).

Conclusions:

While RioCan shares the City’s vision of a rich and varied urban form through the Dufferin Street Study Area with an emphasis on mid-rise built form along the Dufferin Street frontage, RioCan does not agree that low-rise development along the rear and interior part of the Dufferin Plaza Lands would represent the optimal use of the lands. RioCan believes that with the removal a number of the overly prescriptive and restrictive elements of the Draft OPA, an appropriate redevelopment of the Site could be achieved which would respect a number of the key principles of the recently completed Avenue Study while permitting a different built form and site layout

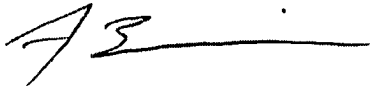
that is more supportive of Provincial and Official Plan policy than the building form envisaged by the Avenue Study and the Draft OPA. RioCan's views as to the appropriate redevelopment of its lands and surrounding lands is reflected in its recently submitted official plan amendment application.

RioCan looks forward to continuing to work with City staff to address its concerns and the City's objectives. Through further dialogue and consultation, consensus could be reached on a policy framework which will allow for much needed revitalization and development in this area.

Please also accept this letter as our formal request for notice of any decision made by City Council with respect to this matter.

Yours truly,

Goodmans LLP

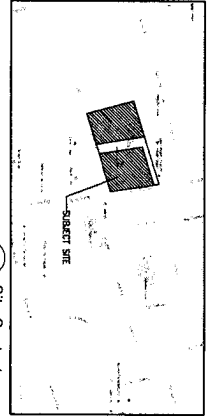


Anne Benedetti

cc: Councillor Josh Colle
Francine Adamo, Administrator, North York Community Council
Seanna Kerr, Dufferin Avenue Study
Jordan Robins, RioCan Management Inc.

Appendix "A"
Dufferin Plaza Lands Site Plan

6466564



1 Site Context
A101 SCALE NTS

PART OF LOT 6, CONCESSION 3
CITY OF TORONTO
SHEPPARD AVE. EAST, 2800
2815 SHEPPARD AVE. EAST
2830 SHEPPARD AVE. EAST

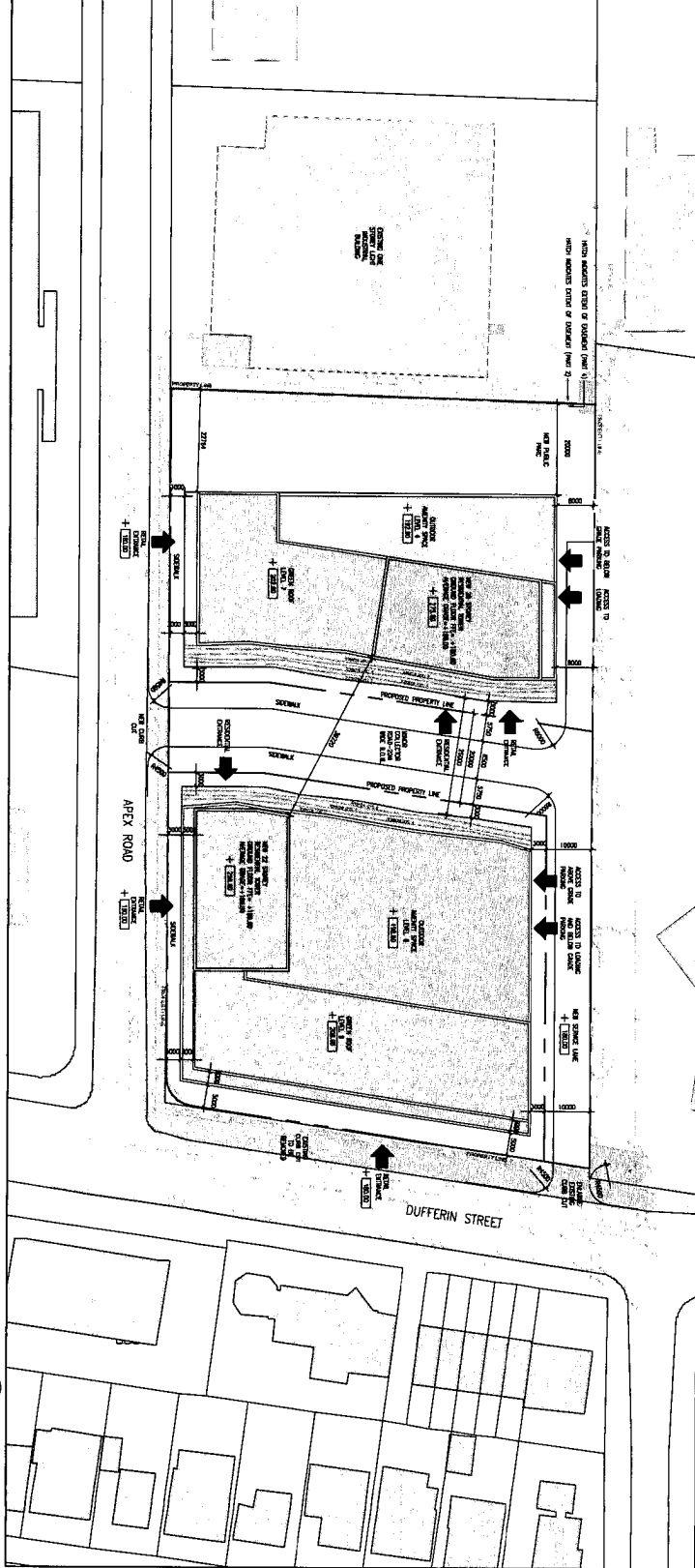
2 Survey Notes
A101 SCALE NTS

4 Site Statistics: Unit Mix and Areas
A101 SCALE NTS

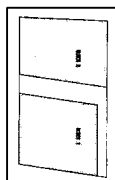
UNIT TYPE	AREA (SQ FT)	AREA (SQ M)	UNIT COUNT	UNIT TYPE	AREA (SQ FT)	AREA (SQ M)	UNIT COUNT
RESIDENTIAL				COMMERCIAL			
1-BED				OFFICE			
2-BED				RETAIL			
3-BED				RESTAURANT			
4-BED				WAREHOUSE			
5-BED				INDUSTRIAL			
6-BED				OTHER			
TOTAL				TOTAL			

5 Site Statistics: Areas and Vehicle Parking
A101 SCALE NTS

AREA TYPE	AREA (SQ FT)	AREA (SQ M)
RESIDENTIAL		
COMMERCIAL		
INDUSTRIAL		
PARKING		
TOTAL		



1 Site Plan
A101 SCALE 1:500



REVISION RECORD

NO.	DATE	DESCRIPTION
1		ISSUED FOR PERMIT
2		ISSUED FOR CONSTRUCTION

- PROPERTY LINE
- EXISTING CURB
- EXISTING DRIVE
- EXISTING DRIVE

2015-11-04 - Daniel Sirosh/Architect
 15020-Dufferin Plaza
 2815 SHEPPARD AVE. EAST, 2800
 2830 SHEPPARD AVE. EAST
 TORONTO, ON M2N 5K5
 TEL: 416-593-1122
 WWW.QUADRANGLE.COM

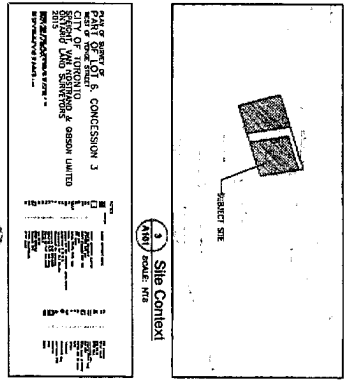
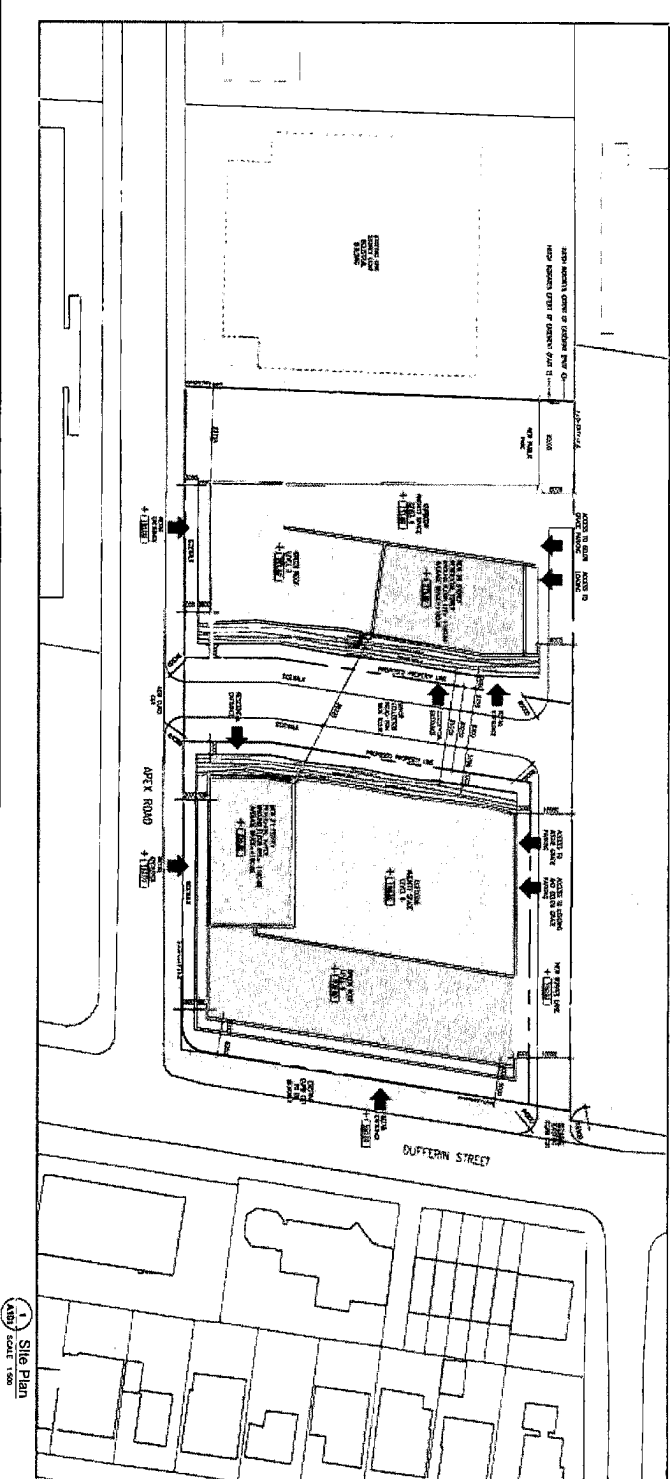
Quadrangle

Dufferin Plaza
 Toronto, ON
 for
 Riocan Holdings Inc.

15020 As Noted N.L. RW
 PREPARED BY: DANIEL SIROSH
 SCALE: 1:500
 DATE: 2015-11-04

Site Plan and Site Statistics

A101



2 Survey Notes
 A101 Scale: 1:1000

4 Site Statistics: Unit Mix and Areas
 A101 Scale: 1:1000

UNIT TYPE	AREA (SQ FT)	AREA (SQ M)	UNIT COUNT	PERCENTAGE
1-BED	10000	929	100	10%
2-BED	20000	1858	200	20%
3-BED	30000	2787	300	30%
4-BED	40000	3716	400	40%
TOTAL	100000	9290	1000	100%

5 Site Statistics: Areas and Vehicle Parking
 A101 Scale: 1:1000

AREA TYPE	AREA (SQ FT)	AREA (SQ M)
Building Footprint	100000	9290
Parking	20000	1858
Driveway	10000	929
Other	10000	929
TOTAL	140000	13016

Quadrangle

15020 As Road N.L. RW
 Toronto, ON
 for RioCan Holdings Inc.

101-102 Dufferin/As Road

REVISIONS

NO.	DATE	DESCRIPTION
1	07/24/08	ISSUED FOR PERMIT