

October 17, 2016

Our File No.: 150494

Via Email

Planning and Growth Management Committee
10th Floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Nancy Martins, Secretariat

Dear Sirs/Mesdames:

Re: Item PG15.5 – Steeles-Redlea Regeneration Study Area – Final Report

We are solicitors for Valleymede Building AMA Corp. (“Valleymede”), the owner of the property located at the southwest corner of Steeles Avenue East and Redlea Avenue in the City of Toronto (the “Property”). We have met with City staff regarding our client’s concerns with the proposed designation of certain adjacent lands as Mixed Use Areas without similarly designating the Property. Further, our client’s planning consultants provided written submission to the City indicating concerns with the proposed deletion of Site and Area Specific Policy 104 (“SASP 104”).

We have reviewed proposed Official Plan Amendment No. 321 which represents the ongoing study of the lands bounded by Kennedy Road, Passmore Avenue, Midland Avenue and Steeles Avenue East, including the Property. Our client still has concerns with the proposed policy direction for the study area and, in particular, the Property.

The proposed deletion of SASP 104 from the Property heightens our client’s concern with the limited redesignation of lands on the south side of Steeles Avenue East as Mixed Use Areas. This policy direction ignores the existing context on the south side of Steeles Avenue East between Redlea Avenue and Kennedy Road and the suitability of the Property, in particular, for mixed use development, while increasing the potential for land use conflicts.

Our client’s primary concern is that OPA 321 would delete the application of SASP 104 from the Property. As noted previously, this would remove permission for businesses and trade schools, libraries, fraternal organizations, long-term care facilities, recreational uses and places of worship. There is no sound planning basis for this deletion and no substantive change to applicable provincial policies to warrant the deletion of SASP 104.

Overall, our client remains concerned that the results of this area study are being applied on a limited basis only. The proximity of the Property to the Milliken GO station, as well as the transit infrastructure on Steeles Avenue East and Kennedy Road, merit consideration for all lands on the north side of Steeles Avenue East being capable of mixed-use development, whether pursuant to SASP 104 or through re-designation to Mixed Use Areas. We would respectfully request that this matter be deferred to enable consideration of our client's request without the potential for an OMB appeal.

Please also accept this letter as our request for notice of any decision made regarding this matter.

Yours truly,

Goodmans LLP

A handwritten signature in black ink, appearing to read 'D. Bronskill', written over the printed name below.

David Bronskill

DJB/mr

cc: Client

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