

November 10, 2017

City Clerk,
Attention: Ellen Devlin teycc@toronto.ca
Toronto and East York Community Council
2nd Floor, West Tower, Toronto City Hall
100 Queen Street West
Toronto ON
M5H 2N2

**Re: Official Plan Amendment Application 17 152929 STE 20 OZ
Item TE28.7 of November 14, 2017 Toronto and East York Community Council Meeting**

Dear Members of the Toronto and East York Community Council,

P.I.T.S. Developments Inc. is the purchaser of the air rights and applicant for the Official Plan Amendment Application 17 164359 STE 20 OZ (433 Front Street West and area bounded by Bathurst Street, Front Street West, Blue Jays Way, and Iceboat Terrace) more commonly known as the ORCA Project. This letter is to be read in conjunction with the letter dated November 9, 2017 from our Planner, R.E. Millward & Associates, pertaining to planning matters associated with the Rail Deck Park Official Plan Amendment Application 17 152929 STE 20 OZ.


Congruent with TOCore guiding principles, the owners of P.I.T.S. Developments Inc. have historically provided parkland to the City and are more than willing to engage in a public private partnership with the City for an immersive open space as part of our proposed development. Page 25 of the staff report defines large parks as parks greater than 5 ha (12.4 acres) in size. The Community Council should be aware that The ORCA Project OPA application currently proposes to work with the City to deliver a park of this size. This is considerably larger than that of the City's Phase 1 park which is approximated at 9 acres proposed during the Rail Deck Park Public Meeting #2 on September 25, 2017 at City Hall. It is likely that subsequent Rail Deck Park phases which are required to obtain a large park status and provide important and necessary links to adjacent parks such as Mouth of the Creek Park and Fort York to the West run the risk of being lost *forever* given the constraints of the proposed Regional Express Rail (RER) works in the corridor which are anticipated to limit working hours over the rail corridor. Such a time constraint may result in the City to lose the opportunity to deck over the remaining rail corridor and local residents at Concord Adex and others to enjoy a complete park.

Developing a large area above a live rail corridor will be technically and logistically challenging. Over the past four years, P.I.T.S. Developments Inc. has spent considerable time and effort to assemble a highly competent and experienced team of consultants, suppliers, and contractors to study the technical logistical and financial elements of our Official Plan Amendment Application. We are positive that, if given the opportunity, Community Council would consider The ORCA Project a viable hybrid approach to the Mayor's vision and the Secondary Plan currently in place which allows for a variety of uses. We strongly recommend that, prior to rendering any decision, the City should undertake extensive design, technical and financial review to protect the City from cost over runs and delays, similar to what has been

experienced in the Big Dig project in Boston and numerous other projects undertaken by public agencies without the support of the private sector.

Thank you for consideration of these comments and kindly keep us informed of any developments related to Official Plan Amendment Application 17 152929 STE OZ.

Sincerely,



Carmine Nigro
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