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Our File No.: 150494

Via Email (clerk@toronto.ca)

City Council
City of Toronto
12th Floor, West Tower, City Hall
Toronto, ON M5H 2N2

Attention: Marilyn Toft, Secretariat

Dear Sirs/Mesdames:

Re: MM44.3 – Official Plan Amendment

We are solicitors for Valleymede Building AMA Corp., the owner of the property located at the southwest corner of Steeles Avenue East and Redlea Avenue in the City of Toronto (the “**Property**”).

In reviewing the agenda for the City Council meeting scheduled to commence on July 23, 2018, we noticed the inclusion of the above-noted matter (the “**Member Motion**”). We would appreciate this correspondence being included as part of the record before City Council when this matter is considered.

Our request is that the Member Motion be amended to include the lands front on Steeles Avenue East between Kennedy Road and Redlea Avenue.

The Property

The Property, which has a site area of approximately 2,656 square metres, is currently occupied by an automated car wash and an accessory garbage structure. Existing zoning permissions include retail stores, restaurant uses (no seating), personal service shops, services shops, offices and financial institutions. Prior to the adoption of Official Plan Amendment No. 321 (“**OPA 321**”), the Official Plan permitted business and trade schools, libraries, fraternal organizations, long-term care facilities, recreational uses, places of worship and employment uses.

Our client has consistently indicated to the City that the Property shares many of the same attributes for mixed-use development as the lands to the east of Redlea Avenue along the Steeles Avenue East frontage. The Property fronts on a major arterial street, is opposite significant non-employment (commercial) uses in the City of Markham and is well-removed from employment

activities to the east. Most importantly, the Property is within 500 metres of the Milliken GO Station.

The Member Motion

Our understanding of the Member Motion is that it would direct City Planning to initiate an amendment to the Official Plan to redesignate certain lands to *Mixed Use Areas*, with a draft official plan amendment reported to City Council in the first quarter of 2019, and to identify these lands as a “protected major transit station area” under subsection 16(15) of the *Planning Act*.

Our client is not opposed to the Member Motion. However, the geographic scope of the Member Motion should not be limited just to the lands identified in the Member Motion, but should be broadened to include the Property and potentially other lands within 500 metres of the Milliken GO Station.

The existing context on the south side of Steeles Avenue East between Redlea Avenue and Kennedy Road should be treated in a consistent fashion and, as noted above, the Property is well-suited for mixed-use intensification consistent with the intent of the Member Motion. 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 south side of Steeles Avenue East being capable of mixed-use development.

We would also appreciate receiving notice of any decisions in respect of this matter.

Yours truly,

Goodmans LLP



David Bronskill

DJB/

cc: Client & Consultants

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