



Project No. 8187

October 8, 2019

Councillor Mark Grimes, Chair, and Members
Etobicoke and York Community Council
c/o Rosemary MacKenzie
Etobicoke Civic Centre
Main Floor, 399 The West Mall
Toronto, ON. M9C 2Y2

Dear Councillor Grimes and Members of Community Council,

***Re: t Item EY9.1 October 10, 2019 Agenda t
t Final Report – Sherway Area Secondary Plan t***

We are planning consultants to 2637092 Ontario Inc. (“Toys R Us”), the owners of a property of approximately 1.62 ha located on the north side of Evans Avenue and the east side of Sherway Gate, immediately west of the Queen Elizabeth Way/Highway 427 and on the south side of the Sherway Gardens Ring Road (“the subject lands”) as shown on Figure 1. The subject lands are currently occupied by a single storey building – the Toys R Us store.

The subject lands are included within the Sherway Gardens Precinct, the defining element of which is the Sherway Gardens shopping centre. The policies for this Precinct (10.27) provide that over time the existing parking lots fronting the Ring Road will be redeveloped to create an attractive, walkable pedestrian environment. We would suggest that the potential to redevelop existing low scale retail uses, such as Toys R Us should also be recognized.

The subject lands are proposed to be designated Mixed Use Area ‘B’ Office Commercial. We would ask that the policies which apply to the subject lands be revised to provide:

- a) That residential uses be permitted as part of the Mixed Use Area B designation;
- b) That the maximum density be increased from 1.5 FSI to 2.5 FSI in recognition of the opportunity provided by the additional residential uses; and
- c) That uses which are considered sensitive, such as child care centres, senior facilities and places of worship also be permitted.

In our opinion, the presence of a 400 series highway does not justify the exclusion of all residential uses. Required noise attenuation measures can be effectively incorporated into the building construction and design to ensure that acceptable indoor

and outdoor noise levels are provided. We also note that there is an existing residential use to the immediate west of the subject lands, and thus there is no identified need for a buffer building in this location (the shopping centre lies to the north).

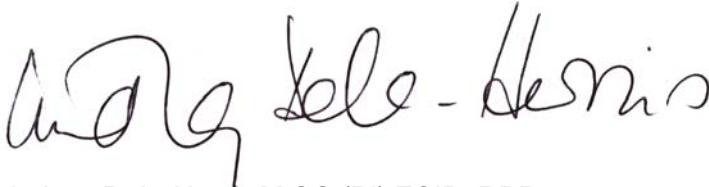
While we recognize that maximum gross floor areas are proposed for residential, office and retail uses, based on the transportation studies, we would suggest that there is no reason to limit the overall FSI on the subject lands to .5. An FSI of 2.5, in our opinion would be appropriate based on the built form policies in the draft Secondary Plan.

Finally, we see no basis for the exclusion of all sensitive land uses within the Mixed Use Area B designation. We see such uses as important elements in developing a complete community and in our experience, they could be incorporated into any of the residential, office or retail components. We note that there is a significant employment precinct in the north portion of the Secondary Plan area where there will be restrictions on sensitive land uses which are quite appropriate.

We thank you for the opportunity to review and comment on the draft Secondary Plan and we look forward in meeting with you in the near future to resolve our client's concerns. Could you also advise us of any future meetings which will be held by the planning department or by Council to consider amendments to the Secondary Plan.

Yours truly,

Bousfields Inc.



Lindsay Dale-Harris M.SC.(PI) FCIP, RPP

cc: R. Houser, Goodmans LLP
M. Melynk, City of Toronto
J. Sernaker-Tytel, 2637092 Ontario Inc.

LDH/rml:jobs