

January 14, 2019

[VIA EMAIL]

Scarborough Community Council
Scarborough Civic Centre
150 Borough Drive, 3rd floor
Toronto, ON M1P 4N7

Dear Sirs/Mesdames,

RE: Agenda Item SC2.8 – Golden Mile Secondary Plan Study Status Update and Proposed Boundary Expansion

We write to you on behalf of Choice Properties REIT (Choice) in regard to the Staff Report on the Golden Mile Secondary Plan (GMSP) Study being considered at the upcoming Scarborough Community Council meeting this Tuesday, January 15, 2019. Namely, we are seeking to confirm that no change in Council oversight is required or proposed to the GMSP process and approval as part of the recommended boundary extension.

Choice is a landowner of nearly 8 hectares within the Secondary Plan study area, and currently has an active Official Plan Amendment (OPA) application under consideration (16 269853 ESC 37 OZ). Over the past two years, both prior to, and since, submission of this OPA application by Choice in late 2016, ongoing engagement has occurred with City Planning staff and the local Scarborough Councillors on the direction of the GMSP and the Choice OPA application. This engagement is ongoing to facilitate the review of the Choice application in the context of the emerging GMSP.

The Staff Report now to be heard by the Scarborough Community Council may potentially influence the ultimate oversight and committee approval of the GMSP process which is nearly the final phase. The Staff Report relates to a general status update on the GMSP Study and seeks approval for the following specific recommendations:

- extend the boundaries of the GMSP; and
- submit an Information Report to North York Community Council in Q1 2019 advising of the proposed boundary expansion to include lands in Ward 16 – Don Valley.

We understand the boundary extension is largely recommended to address transportation changes, being the realignment of O'Connor Drive that may extend approximately 200 metres beyond the current GMSP study area boundary.

The Staff Report does not reference that any jurisdiction change is required or proposed as a result of the boundary extension. Importantly, the Staff Report is silent on whether oversight and approval of the GMSP is to be removed from the Scarborough Community Council and granted to the City of Toronto Planning and Housing Committee as the GMSP will cross multiple Community Council boundaries. In our

opinion, it is important that the jurisdiction of the GMSP process remains with Scarborough Community Council as the GMSP process enters the final six months of an already two-year long process.

Given the lengthy planning history of the GMSP Study, we consider such a jurisdictional change for the final stages of the Secondary Plan would be disruptive and may potentially delay an already complex, detailed and lengthy process. Since voting to initiate the GMSP Study nearly three years ago, Scarborough Community Council has received regular status reports from City Planning staff, and have provided continued oversight on the direction of the study. The loss of the knowledge and first-hand experience of the Scarborough Community Council would be disappointing for the process, particularly as there are no Scarborough City Councillors included on the City of Toronto Planning and Housing Committee.

In light of the above, we look forward to continuing to work with City staff and Scarborough Community Council to the successful completion of the GMSP and Choice's OPA application.

Yours very truly,
URBAN STRATEGIES INC.



Benjamin Hoff
Partner, MCIP, RPP

cc: Joe Svec, Choice Properties
Councillor Michael Thompson, City of Toronto City Council
Victor Gottwald, Community Planning, City Planning Division, City of Toronto
Emily Caldwell, Community Planning, City Planning Division, City of Toronto