

June 18, 2020

Our File No.: 183346

**Via Email:** [scc@toronto.ca](mailto:scc@toronto.ca)

Scarborough Community Council  
Scarborough Civic Centre  
3<sup>rd</sup> Floor, 150 Borough Drive  
Toronto, ON M1P 4N7

**Attention: Carlie Turpin**

Dear Sirs/Mesdames:

**Re: Item No. SC15.1 – Golden Mile Secondary Plan Study**

We are solicitors for Calloway REIT (1900 Eglinton) Inc., who are the owners of the property known municipally in the City of Toronto as 1900 Eglinton Avenue East, (the “**Property**”). We are writing to indicate our client’s ongoing and significant concerns in respect of the draft Golden Mile Secondary Plan (the “**Draft Secondary Plan**”) that has been released and will be considered at a statutory public meeting to be held on July 17, 2020.

Our client hopes to have additional meetings with City staff in advance of this statutory public meeting, but we are writing to Scarborough Community Council now to indicate that our client will have no choice but to appeal the Draft Secondary Plan unless significant revisions are made before it is considered by City Council.

Given the significant opposition from landowners within the boundaries of the study area and the submission of site-specific official plan amendment and/or rezoning applications by these landowners, it may be prudent for Scarborough Community Council to defer consideration of this matter and direct City staff to engage in working groups or formal mediation sessions to see if issues can be resolved without the need for appeals.

### **Background**

The Property is located at the northwest corner of Eglinton Avenue East and Hakimi Avenue. The Property, which has an area of 11.5 hectares (28.4 acres), is currently occupied by an outdoor commercial shopping centre, which includes a Wal-Mart department store, Winners, LCBO, and a range of smaller shops and services. All of the buildings on the property are one-storey structures that form the perimeter of the Property, with surface parking to serve customers located primarily in the interior of the Property.

On August 20, 2019, our client filed an official plan amendment application (the “**Application**”) to introduce a framework for a Master Plan vision to transform the Property. The Application proposes a policy framework for the development of the Property as a mixed use community, comprised of low-rise, mid-rise and tall building components with opportunities for street-related commercial, residential uses, park and open space uses and a public/private road system.

Our client subsequently appealed the Application to the Local Planning Appeal Tribunal, meaning that any dispute regarding the policy framework for the Property would be resolved through this appeal and not through the Draft Secondary Plan process. However, our client would prefer to work collaboratively with City staff to resolve issues rather than proceed with this appeal.

### **Summary of Concerns**

Unfortunately, our client believes that the Draft Secondary Plan would frustrate the long-term redevelopment of the Property as a transit-oriented complete community. Our client has provided extensive comments to the City regarding previous reiterations of the Draft Secondary Plan, and most of those comments remain unaddressed. At a high level, our client still has concerns related to the proposed densities, maximum heights, prohibition on major retail, the requirement for certain parks and roads to be in public ownership, alignment with transit-oriented development policies at a provincial level, the use of mandatory language in an official plan, angular plane requirements with no adjacent neighbourhoods, and restrictions on tower locations.

We would appreciate receiving notice of any decision made in respect of this matter.

Yours truly,

**Goodmans LLP**



David Bronskill  
DJB/

cc: Client

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