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October 15, 2020

File No. 127402

BY EMAIL
scc@toronto.ca

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

Attention: Ms. Carlie Turpin, Administrator

Dear Sirs/Mesdames:

**Re: Item SC18.1 (Deferred from July 17, 2020 – 2020.SC16.3)
Golden Mile Secondary Plan – Final Report**

We represent CP REIT Ontario Properties Limited (“Choice”) with respect to the property at 1880-1892 Eglinton Avenue East and 1523, 1525 and 1545 Victoria Park Avenue and commonly known as the Golden Mile Shopping Centre (the “Property”). The Property is approximately 7.7 hectares in size and has 400 metres of frontage on Eglinton Avenue East, making it one of the largest sites within the draft Golden Mile Secondary Plan (“GSMP”) area.

Choice has an ongoing Official Plan Amendment application, originally submitted on December 21, 2016, to facilitate the comprehensive redevelopment of the Property as a mixed-use, transit-oriented neighbourhood along the Eglinton Crosstown LRT with commercial/retail uses, approximately 3,291 residential units, and on-site parkland. The Official Plan Amendment application is currently under appeal before the Local Planning Appeal Tribunal due to Council’s failure to make a decision with respect to the application within the timeframe prescribed by the *Planning Act*.

Choice has been actively involved in the planning process with respect to the proposed GSMP particularly as it relates to the Property’s mixed-use development potential. On behalf of Choice, we, together with Urban Strategies Inc., have made numerous prior submissions with respect to the proposed GSMP study. Most recently, we submitted a letter on July 10, 2020 to, and made a deputation on July 17, 2020 before, Scarborough Community Council with respect to the draft GSMP, made available on June 24, 2020.

In response to the numerous concerns raised by stakeholders with respect to the draft GSMP made available on June 24, 2020, at its meeting held on July 17, 2020, Scarborough Community Council deferred consideration of the draft GSMP and directed staff to engage in further consultation with stakeholders.

On August 10, 2020, we provided to City staff a detailed matrix outlining our concerns, as well proposed policy and mapping revisions to the draft GSMP. Our proposed policy and mapping revisions were intended to provide flexibility that is both appropriate and necessary for the purposes of Secondary Plan policy framework and to reflect the proposed development on the Property.

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We have reviewed the Supplementary Report, dated September 29, 2020, and the revised draft GMSP attached thereto (the "**Revised Draft GMSP**"). We acknowledge that the Revised Draft GMSP incorporates minor revisions to provide some additional clarity and/or flexibility. However, the Revised Draft GMSP does not adequately address our concerns with the proposed policies and mapping, including but not limited to those with respect to the permitted maximum density on the Property, maximum building heights, and shadow impact. Accordingly, we remain concerned that the Revised Draft GMSP will not facilitate the achievement of the objectives and desired vision for the Secondary Plan area.

If you have any questions, please contact the undersigned or Maggie Bassani (mbassani@airdberlis.com / (416) 865-3401). In addition, please provide us with notice of all upcoming meetings and decisions of Council, including Committees of Council, at which the draft Secondary Plan and/or any related planning study will be considered.

Yours truly,

AIRD & BERLIS LLP



Kim Kovar

KMK/mb

cc: Client

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