

Laura Bisset

From: Tang, Isaac <ITang@blg.com>
Sent: June 30, 2021 4:09 PM
To: Laura Bisset
Cc: Jason Davidson; Michael Mahoney; Baker, Andrew
Subject: RE: OPA 478 - updated version

Laura,

We write to confirm that Metrolinx fully supports the version of OPA 478 that you circulated on May 28, 2021 as it represents over 6 months of mediation work between eight parties, including the City and Metrolinx.

This version of OPA 478 includes policies and maps that are of critical importance to resolving Metrolinx's concerns, including:

- Streets and Block Network policies, including Policies 2.1.2 and 2.1.4 to 2.1.6, that protect for a passenger pick-up and drop-off area (PPUDO) along the Dawes Road extension once it is fully constructed
- Policies that protect for midblock and pedestrian connections to the Danforth GO station (Policies 2.2.3 and 2.2.4), protect for pedestrian connections between open spaces and the rail corridor (Policy 2.4.2), and encourage transit integration (Policy 7.5.1)
- Built Form policies, specifically those that apply to Character Area C (Policies 7.3.1. to 7.4.3)
- Policies that address noise, vibration and rail safety (Policies 10.1 to 10.3)
- Map 2A, which identifies the general alignment of the Dawes Road extension as it relates to Metrolinx's property at 8 Dawes Road and protects for a potential area for barrier-free PPUDO
- Map 4, which identifies the locations of potential POPS, parks, and midblock connections
- Map 5, which clarifies that Metrolinx's properties at 8 Dawes and 213 Main Street are within Character Area C

Should the version of OPA 478 that was circulated on May 28 be revised, Metrolinx reserves its rights to attend the OLT as necessary to protect its interests.

We trust that the foregoing is satisfactory to allow you to obtain Council instructions.

Isaac



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Partner

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From: Laura Bisset <Laura.Bisset@toronto.ca>

Sent: May 28, 2021 1:32 PM

To: John Dawson - McCarthy Tétrault LLP (jdawson@mccarthy.ca) <jdawson@mccarthy.ca>; Michael Foderick - McCarthy Tétrault LLP (mfoderick@mccarthy.ca) <mfoderick@mccarthy.ca>; Brenden Smith (brsmith@mccarthy.ca) <brsmith@mccarthy.ca>; dartenosi@overlandllp.ca; Michael Cara (mcara@overlandllp.ca) <mcara@overlandllp.ca>; David Neligan <dneligan@airdberlis.com>; Signe Leisk - Cassels Brock & Blackwell LLP (sleisk@casselsbrock.com)

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Cc: 'James McKenzie' <jmckenzie@globalresolutions.com>; Michael Mahoney <Michael.Mahoney@toronto.ca>; Jason Davidson <Jason.Davidson@toronto.ca>
Subject: OPA 478 - updated version
Importance: High

[External / Externe]

WITHOUT PREJUDICE, CONFIDENTIAL, AND SUBJECT TO MEDIATION PRIVILEGE

Hi folks,

Please find attached a version of OPA 478 on which I believe we have consensus, and on which City staff are prepared to seek instructions from City Council. The version attached is clean, but please note that Canadian Tire requested the highlighted changes to Section 12 set out below, which is acceptable to staff.

- 12.1 For the purposes of Sections 2.1.1, 2.1.2, 2.1.3, 2.3.1 and 2.3.2 and 11 of this SASP, the existing land use permissions under site specific by-law 249-2000, respecting the lands known municipally in the year 2020 as 2681, 2701, 2721 and part of 2575 Danforth Avenue, and site specific by-law 161-2006, respecting the lands known municipally in the year 2020 as 245-275 Main Street, 2553-2575 and 2625 Danforth Avenue, will continue for the lands regulated by those by-laws. Further development or re-development in accordance with such by-laws will not be required to convey land for public street, public park purposes **or municipal infrastructure to support redevelopment in accordance with this SASP.**
- 12.2 Notwithstanding Sections 2.1.1, 2.1.2, 2.1.3, 2.3.1 and 2.3.2 **and 11** of this SASP, minor expansions beyond existing land use permissions, provided for in by-laws 249-2000 and 161-2006, are permitted to the existing retail and service uses on the lands known municipally in the year 2020 as 2681, 2701, 2721 and part of 2575 Danforth Avenue, and to the existing mixed-use buildings on the lands known municipally in the year 2020 as 245-275 Main Street and 2553-2575 and 2625 Danforth Avenue, without the need to convey land for public street or public park purposes **or municipal infrastructure to support redevelopment in accordance with this SASP.**

We look forward to receipt of confirmation from the appellants that their appeals would be resolved if Council endorses this version.

Best,

Laura K. Bisset
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