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Reply To: Joel D. Farber
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Our File No. 146965

VIA EMAIL TO PHC@TORONTO.CA

Planning and Housing Committee
10th floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Nancy Martins

Dear Chair and Deputy Mayor Bailao and Members of the Committee:

**Re: PH25.8 - Our Plan Toronto: Keele-St. Clair Local Area Study - Directions Report
(Ward 5, 9)**

We are the solicitors for Riotrin Properties (Weston) Inc. owner of RioCan Stockyards Village. Our client is pleased to have had the opportunity to engage with City staff and City legal counsel to address the land use planning initiatives being pursued for Stockyards Village. These initiatives include the outstanding OLT appeal of OPA 231 seeking the conversion of the employment areas of the site to Mixed Use Areas, the conversion request made in the current MCR process, and of course the Keele-St. Clair Local Area Study.

Stockyards Village is a critical and substantial component of the Keele-St. Clair Local Area. Stockyards Village has tremendous potential for intensification and redevelopment to accommodate substantial new housing opportunities. Intensification of the site can be achieved in a manner that will support and enhance the important commercial function that the site currently provides. It is on this basis that our client continues to work cooperatively with staff towards achievement of a Mixed Use Area designation for the whole of the site. While no preliminary conversion assessment has been provided in the staff report due to the ongoing OLT appeals, in our submission a conversion of the site is both appropriate and necessary for the comprehensive planning of the Keele-St. Clair Local Area.

We note that the information report before the Committee on the Keele-St. Clair Local Area Study provides important considerations in support of the conversion of the site to Mixed Use Area including:

1. The extension of Gunn's Road from Weston to Union Street which will provide additional convenient direct connections to the transit station for the northerly portion of the site including for cyclists and pedestrians;
2. The inclusion of the entire site within the proposed PMTSA;
3. The consideration of heights and densities promoting substantial intensification in the Stockyards North Focus Area together with contemplated new community facilities including parks and plaza spaces.

Our client continues to work diligently with staff in support of the redesignation of the site to Mixed Use Areas and would be pleased to consider any questions or comments that the Committee may have in respect of these submissions or in connection with the Local Area Study consultations which remain ongoing.

Yours truly,

FOGLER, RUBINOFF LLP

"Joel D. Farber"

Joel D. Farber*

*Services provided through a professional corporation

JDF/sz

cc: client