

November 24, 2021

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Our File No. 213564

VIA EMAIL TO PHC@TORONTO.CA

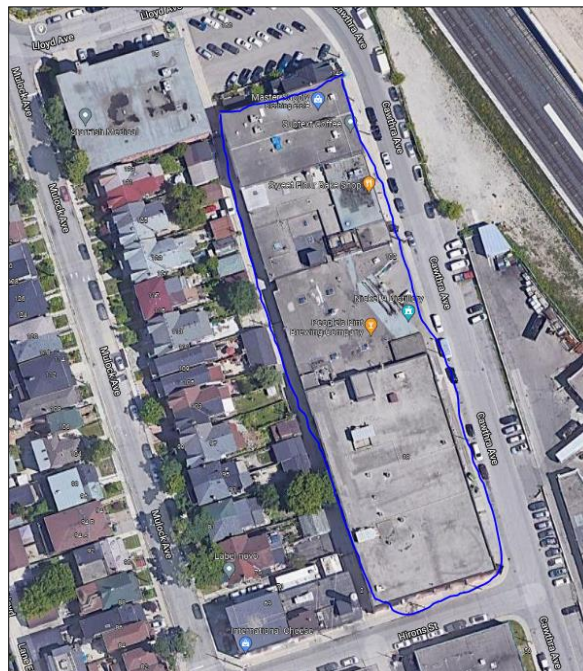
Planning and Housing Committee
10th floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Nancy Martins

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

**Re: PH29.10 Our Plan Toronto: Keele-St. Clair Local Area Study – Draft Official Plan
Amendment (Wards 5, 9) – 88-142 Cawthra Avenue**

We are the solicitors for 88 Cawthra Inc., owner of the lands municipally known as 88-142 Cawthra Avenue. We have made a conversion request for the subject site and have submitted justifications including a Compatibility Mitigation study in support of the request. The site currently backs onto the existing residential neighbourhood on the east side of Mulock Avenue. An outline of the site is provided in blue:



Clearly, there are no land use planning conflicts created by introducing residential uses on the subject site. Furthermore, as our client's aim is to retain its eclectic tenant mix as part of a mixed use development, there is the potential to secure existing non-residential gross floor area. There does not seem to be any good reason to not allow for residential uses on the subject site in conjunction with the employment uses – all of which are generally compatible with residential uses either immediately next door, as currently exists, or on upper floors, as is being contemplated by our client.

Redesignating the site as a Mixed Use Area would promote and encourage redevelopment and intensification that contributes and enhances the existing eclectic mix of uses located on the west side of Cawthra. We emphasize that our client's site is uniquely positioned as being a large contiguous block with true and tremendous potential for realizable mixed use redevelopment opportunities, including retention of a substantial amount of non-residential floor space, which is a priority for our client.

The large site area is unlike the vast majority of the immediate context, which is generally comprised of individual residential parcels with very limited redevelopment potential for intensification at transit supportive densities. Finally, by including the entirety of our client's site in the proposed PMTSA, recognition is appropriately given to the site's long term potential for intensification and redevelopment in a manner that is supportive of transit and of the local area planning context now under development through the Keele St. Clair Local Area Study.

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

1. Parkland provision per person in the majority of the Keele-St. Clair Local Area is significantly below the city-wide average and is also within a priority "Area of Parkland Need". Aside from the small Keele-Mulock Parkette, the areas immediately surrounding 88-142 Cawthra Avenue have no adjacent parks or open space. The parkland deficit in the area will be exacerbated if no new parks are created. Through parkland dedication and streetscapes, the redesignation of the site to a Mixed Use Area will contribute to a more livable, complete community;
2. The inclusion of the entire site is within the PMTSA in recognition of its development potential;
3. The draft secondary Plan requires a minimum amount of non-residential gross floor area be provided as part of new developments prior to or concurrent with residential development. Our client is generally in support of such policies as it is interested in maintaining the eclectic mix of uses but in a more urban, higher density built form with residential above. By designating the site as a Mixed Use Area, it will ensure what has been described by the Design Review Panel as one of the most valuable and interesting streets in the community is not entirely disregarded as the community evolves. New residential land use permissions, in combination with the current uses of the site, will provide the necessary opportunities for investment and enhancement required to realize

the full potential of the site. It will also provide context appropriate development in order to leverage the significant public investment in planned transit and transportation infrastructure.

Accordingly, our client does not agree with the Preliminary Assessment of site which recommends the site should remain designated as Core Employment Areas. Our client will continue to work with Council and staff with the aim of building a consensus in support of the re-designation of the site to Mixed Use Areas.

Thank you for considering these submission.

Yours truly,

FOGLER, RUBINOFF LLP

Joel D. Farber

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*Services provided through a professional corporation

JDF

cc client