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November 24, 2021

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Our File No. 146965

**VIA EMAIL TO PHC@TORONTO.CA**

Planning and Housing Committee  
10<sup>th</sup> 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) – RioCan Stockyards**

We are the solicitors for Riotrin Properties (Weston) Inc., owner of RioCan Stockyards Village. Our client is pleased to continue 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 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 towards achievement of a Mixed Use Area designation for the site including site specific policies to guide future development in the context of all the exciting initiatives for the study area.

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 Mixed Use Area including:

1. The conversion of Core Employment Areas or General Employment Areas to Mixed Use Areas will contribute to creating a complete community by balancing jobs and housing,

- while helping to realize the full potential of the significant public investment in planned transit and transportation infrastructure;
2. The conversion of Core Employment Areas or General Employment Areas to Mixed Use Areas will provide additional land for parks, public and private open spaces, community facilities and affordable housing;
  3. Infrastructure improvements, and in particular the extension of Gunn's Road from Weston to Union Street will provide additional convenient direct connections to the transit station for the site including for cyclists and pedestrians;
  4. The inclusion of the entire site within the proposed PMTSA reflects the development potential of the site;
  5. The consideration of heights and densities promoting substantial intensification in the Stockyards North Focus Area underlies the importance of inclusion of Stockyards Village as part of the Mixed Use Area.

Our client does have some concerns about the draft OPA when considered through the lens of an expanded Mixed Use Area designation across the entirety of the site. These concerns are generally as follows:

1. Stockyards Village is a very large site (6.7 ha) that is predominately retail (approximately 46,823 square metres gfa). It may be challenging to maintain the existing amount of retail floor space (approximately 0.7 FSI) as part of a new mixed use development. While RioCan continues to support and invest in the site as valuable commercial facility, retail dynamics continue to evolve. RioCan is in excellent position to respond to such market demands. Flexibility should be incorporated into any proposed policies for the RioCan site dealing with replacement non-residential retail gfa.
2. There should be no cap on the amount of retail for the site in relation to the overall non-residential gfa as the site currently has a planned major retail function.
3. In terms of built form, Stockyards Village has high potential given that it has access and visibility on both Weston Road and St.Clair and will also have enhanced access to the transit station via the planned Gunn's Road extension. The site also has good separation from the Neighbourhoods to the north and west. Accordingly, any site specific policy for Stockyards Village should provide for built form flexibility in terms of total heights and streetwall forms.
4. We note that Map 3 shows new public streets through the site. We have yet to engage with staff on the potential for these significant infrastructure deliverables.

Thank you for consideration of these submissions. RioCan will continue to work with Council, staff and City legal to address the outstanding OPA 231 matter, the MCR and the Local Area study to work towards establishing a suitable policy framework for Stockyards Village.

Yours truly,

**FOGLER, RUBINOFF LLP**

*Joel D. Farber*

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\*Services provided through a professional corporation

JDF

cc. RioCan REIT  
Bousfields (Tony Volpentesta)