

July 18, 2022

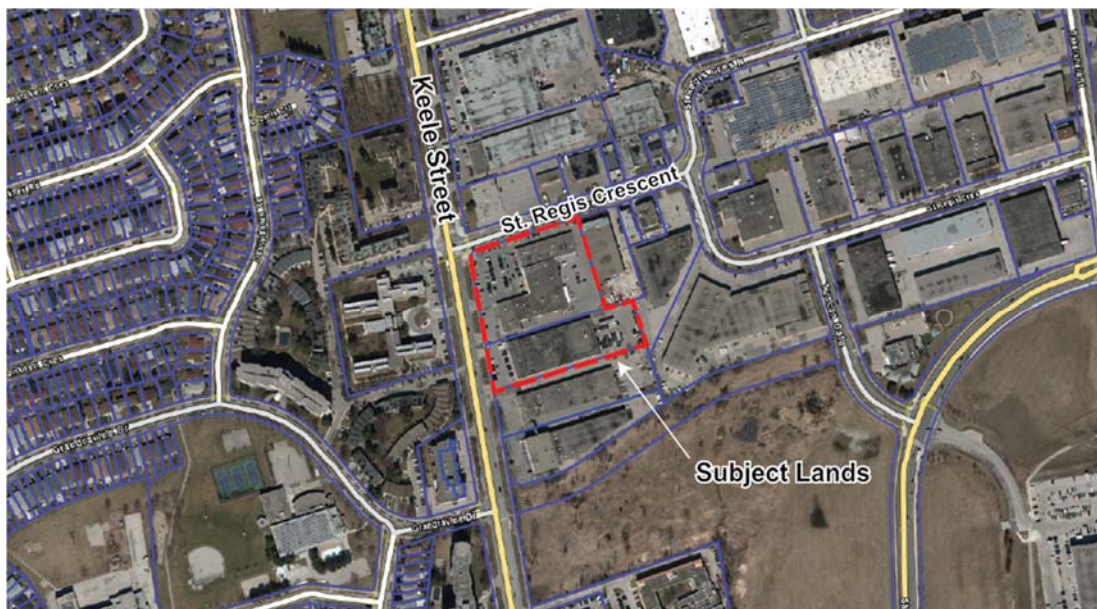
Mayor Tory and Members of Council

c/o Marilyn Toft
Council Secretariat
Toronto City Hall
100 Queen Street West
Toronto, Ontario
M5H 2N2

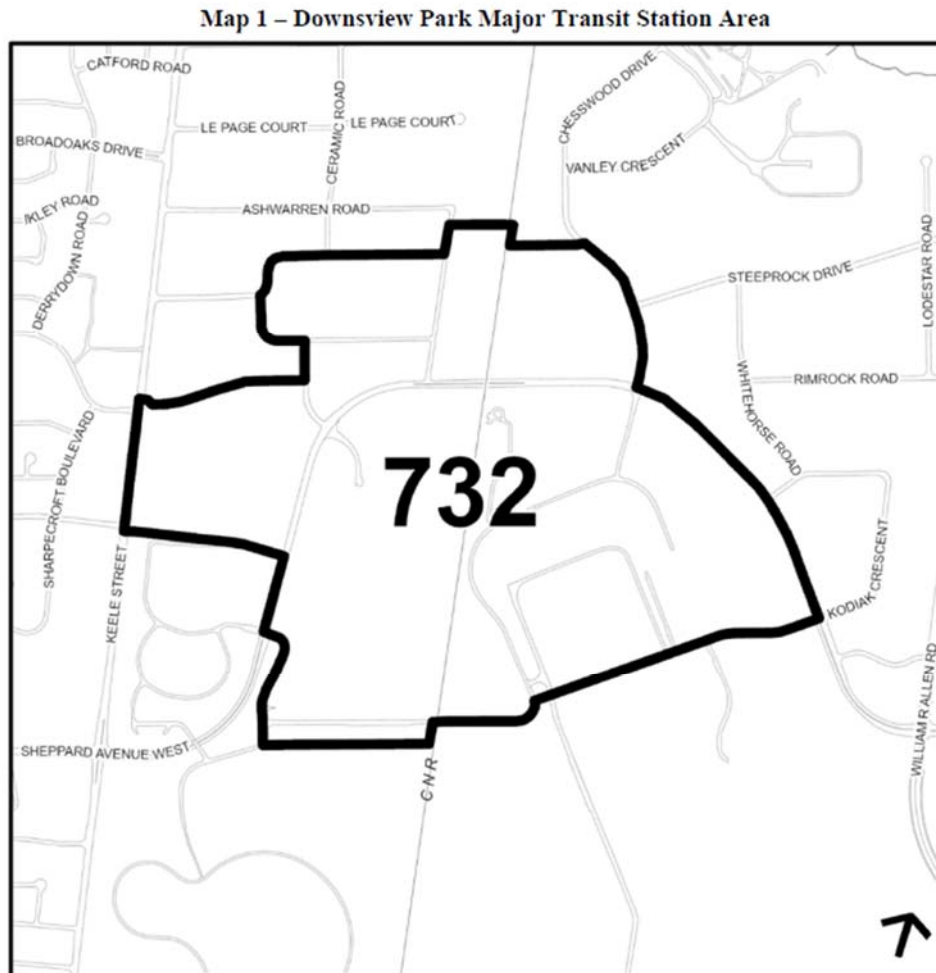
Dear Mayor Tory and Members of Council:

RE: PH35.16
OUR PLAN TORONTO: CITY-WIDE 115 PROPOSED MAJOR TRANSIT STATION
AREA/PROTECTED MAJOR TRANSIT STATION AREA DELINEATIONS - FINAL REPORT
RESPECTING 3675-3677 AND 3685 KEELE STREET, TORONTO
OUR FILE: 07132DZ-01

On behalf of our client, Lissard Holdings Limited and 3685 Keele Street Ltd. under the direction of their agent, SmartCentres, we are providing our comments on the final report respecting Major Transit Station Areas as it affects our client's lands located at 3675-3677 and 3685 Keele Street (see below). These lands are also subject to an Employment Conversion Request to allow mixed use development.



City staff have proposed that the limits of the Downsview Park Major Transit Station Area be less than that provided for in the Growth Plan. Specifically, SASP 732 of OPA 575 excludes the lands owned by our client. See SASP 732 below with our client's lands shown approximately in green. From our review of the materials there is no rationale for the boundary provided in this case and therefore **we are requesting that SASP 732 be modified to include our client's lands which would otherwise fall within the 800 m MTSA radius of the Downsview Park Station.**



Our rationale for inclusion in the MTSA is as follows:

1. The Subject Lands are comprised of two parcels that have a net site area of approximately 2.0 ha (4.9 acres). The Subject Lands are currently occupied by a single-storey commercial plaza on the northern parcel, which consists of a No Frills grocery store and a range of restaurant, retail and service commercial uses, and a 1- to 2-storey commercial building on the southern parcel, which consists of an auto dealership and a furniture store. This low density commercial use makes the Subject Lands ideal for redevelopment to higher intensity forms of development which will aid the City in achieving its intensification goals within the MTSA.
2. As is shown below, the Subject Lands are within 800 of the Downsview Park Subway Station / GO Station. See figure below. By virtue of this proximity to the Downsview Park Subway Station / GO

Station and the fact that they can be developed for higher intensity forms of development, these lands should have been included in the MTSA boundary.



3. Redevelopment of the Subject Lands to more intensified uses will optimize the use of existing municipal infrastructure and will also have access to nearby public service facilities, all in accordance with Provincial policy direction. This is exactly what was envisioned by the Province when the concept of MTSA's were conceived – intensify in proximity to transit infrastructure to optimize its use. The Subject Lands can do so through intensified redevelopment.

In conclusion, we respectfully request that SASP 732 be modified to include the Subject Lands within the MTSA boundary.

Thank you.

Yours Truly,

MHBC

A handwritten signature in black ink, appearing to read 'D. McKay', is written over a light beige rectangular background.

David A. McKay, MSc, MLAI, MCIP, RPP
Vice President and Partner

cc: *Client*
Project Team