

March 25, 2022

RE: Agenda item PH32.8

Dear Members of the Planning & Housing Committee:

Please accept this submission in reference to the conversion request of 5-15 Kodiak Crescent, which is application #108. The staff reviewed the conversion request and there are a few critical aspects of our application that we would like to highlight that were overlooked in the Preliminary Report.

1. Precedent for further Conversions

The staff commented on the potential cumulative impacts of the nearby land conversion requests, particularly:

- 3701 Chesswood Drive
- 3765,3711 & 3777 Keele Street & 10 Lepage Court
- 3897-3981 Keele Street, 14-20 Toro Road, 20-26 Tangiers Road; and
- 3675-2685 Keele Street

While the Preliminary Report suggests that these requests are in the same area, in fact, Kodiak Cres fronts onto Dufferin and is not in the proximity of Keele Street or the other proposed conversion locations. The Domo office building is immediately to the south of the Kodiak location and has already been the subject of conversion from *General Employment* to *Mixed Use*. The conversion of 5-15 Kodiak Cres to *Mixed Use* would be consistent with the land use to the south and consistent with the land use immediately to the east on the other side of Dufferin. Converting this property to *Mixed Use* would not set any precedent for properties on Keele Street.

2. Proximity to Transit

The property located at Kodiak Crescent is also unique in its proximity to transit. The proposed site is 700 metres from Sheppard West Subway Station and 900 metres from Downsview Park Subway station. None of the other properties are in nearly the same proximity to transit.

3. Viability of the Employment Area

The proposed conversion to *Mixed Use* will allow for the redevelopment of the existing office buildings on the site, which would increase employment by approximately 221%, significantly improving the ability to provide appropriate buffering and/or separation of employment uses from sensitive lands. The proposed high density residential building will front Dufferin and be consistent with the existing residential building immediately to the south. The proposal will add 35,800 square feet of affordable housing.

The conversion of 5-15 Kodiak to *Mixed Use* will support the realization of the city's objectives by enhancing employment opportunities; adding to the supply of affordable housing; and, creating a community in the Downsview Park area. The proposal will maintain a buffer to the *Core Employment* lands to the North and have absolutely no impact on the properties on Keele Street.

We look forward to the next stage of the process where we work with staff on our request to build a shared understanding of the uniqueness of this conversion request.

Sincerely,

Andrew Menceles, Charles SOS Investment Ltd

Tracy Tavares, Tele-e Connect Investment



Tracking Number: 108

5-15 Kodiak Crescent Application

EMPLOYMENT LAND CONVERSION TO
ALLOW MIXED USE DEVELOPMENT

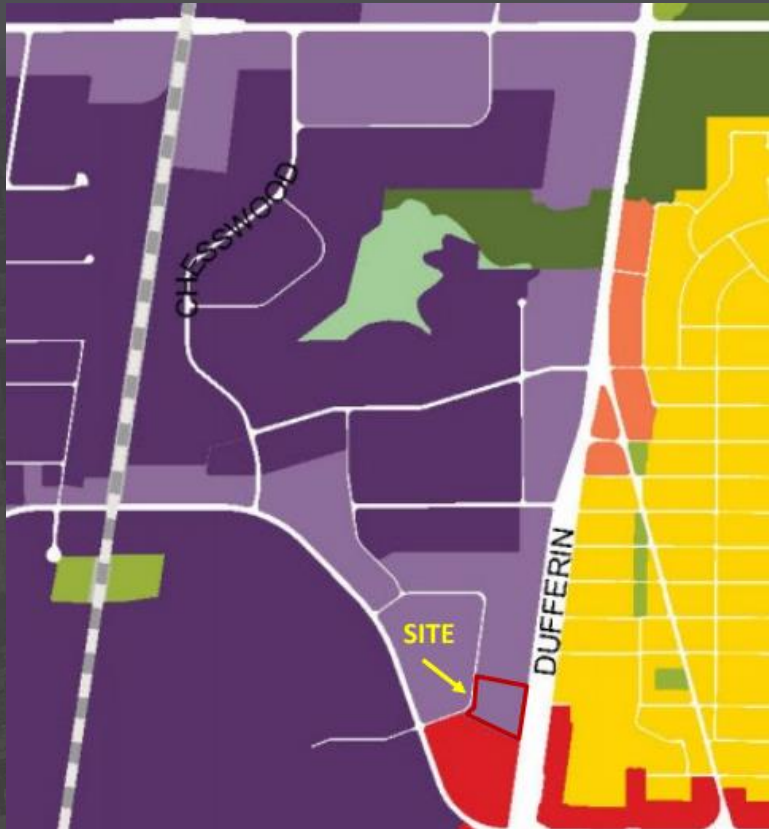
February 2022

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Introduction

Tel-e Connect Investments Ltd., and Charles Sos Investments Ltd. have submitted a joint application to rezone to mixed-use from employment land designation for their properties located near the corner of Allen Rd. and Sheppard Ave. West. The properties are directly adjacent to an existing mixed-use development, are in close proximity to public transportation, are on an arterial road and are in an area considered ready for intensification. We believe that there are very compelling reasons to allow this conversion, as this joint project will protect and enhance employment while adding mixed uses and affordable residential to achieve the highest and best use of the site.

Site Map



- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Natural Areas
- Parks
- Other Open Space Areas
- General Employment Areas
- Core Employment Areas

Current condition

~221% increase in employment lands



2 storeys



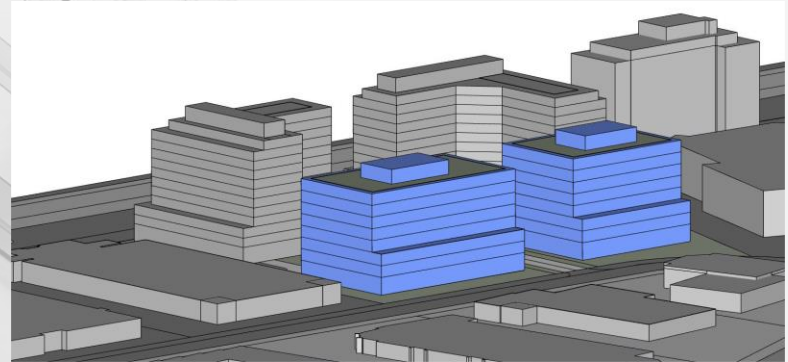
1 storey

Total Employment

GFA:

111,000 sq ft.

Proposed Improvements



8 storeys

Total Employment

GFA:

246,000 sq ft.

Current: Employment



Connexall is a digital solution software provider that designs, builds, and refines unique solutions that enable clients to provide more innovative healthcare.



TCS Canada is a boutique firm Managed Service Provider specializing in Cyber Security and Cloud Solutions which protect internal networks from cyber attacks.



A family entertainment centre that features two indoor playgrounds for toddlers and for older children, as well as a pottery painting studio, party rooms for children's birthday parties, and a café.



Develop leading-edge, intuitive software solutions to help customers maximize efficiency, security, and collaboration



**HERZING
COLLEGE**

Provides career-focused, post-secondary college programs that are designed to prepare a diverse student population to meet the needs of a wide array of employers.



Canada's leading immersive reality entertainment facility, with realistic escape missions that challenge families, friends and business teams with critical thinking, problem solving, teamwork and communications skills building.



Owner Occupied - Several of these businesses will likely relocate back into the proposed complex once it is completed.

Potential: Nascent Companies

Focus on the collaboration with York University and Centennial College to create incubator entrepreneurial start-ups with focus on a creative economy.

York U – Yspace Program

Downsview Campus would act as a unique incubator space for students to interact directly with employers, start-up companies, and community partners.



Centennial College –ACCEL Program

Entrepreneurs have access to different funding sources through the accelerator and community partners.

Participants who successfully complete the accelerator will have access to one-on-one coaching with an industry expert.

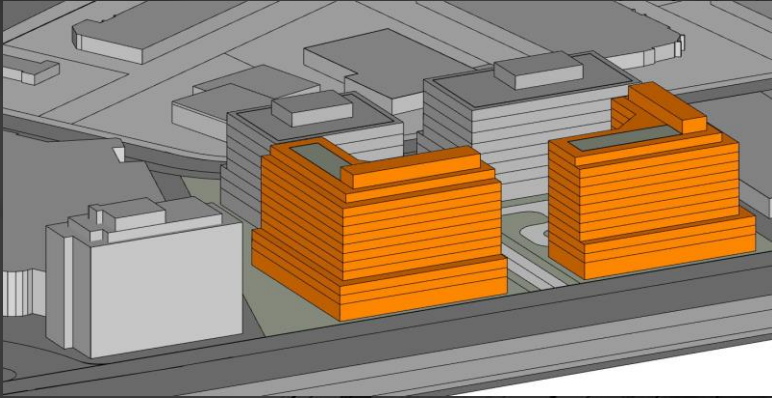


Potential: Shared Workspaces

- ▄ Affordable employment workspaces for entrepreneurs and startups
- ▄ Hybrid workspaces for remote corporate teams e.g., TD Insurance, RBC
- ▄ Flexible affordable workspaces leased by day, by month
- ▄ Facilities include virtual meeting hubs and boardroom/meeting room facilities



Proposed: Residential Rental GFA



12 Storeys
358,000 sq.ft.

Affordable housing 10% - 35,800 sq.ft.
Regular housing - 322,200 sq.ft.



The Subject Lands fall into the 'Inclusionary Zoning Market Area 3'. Under this amendment, a minimum of 5% of new residential GFA shall be secured affordable rental housing



Considering this new framework, Tel-e Connect Investments Ltd. and Charles Sos Investments Ltd. are including 10% affordable rental housing



Facing an arterial road and in line with other residential buildings to the south

Growth Plan & Official Plan

The conversion of employment land must meet specific policies set out in the Growth Plan and the Official Plan.

This application meets all the policy requirements for conversion contained in both the Growth Plan and the Official Plan. Employment uses will not only be preserved but also enhanced and expanded. The proposed increase to residential density, which will include affordable housing, meets the tests that are needed for conversion as this site is under-utilized. The application will add to the already extensive existing public service facilities and be a significant benefit to the surrounding community. There are no adverse impacts to the overall viability of the employment area as a result of approving this application and there are no conflicts with this application to the existing employment uses.

Public Transportation

Subway Proximity

- TTC Sheppard West Subway Station - 700m
- TTC Downsview Park Subway Station - 900m

Ridership Potential

- Sheppard-Yonge Station = 79,720 (2018)
- Sheppard-West Station = 41,600 (2018)
- Downsview Park Station = 2,520 (2018)

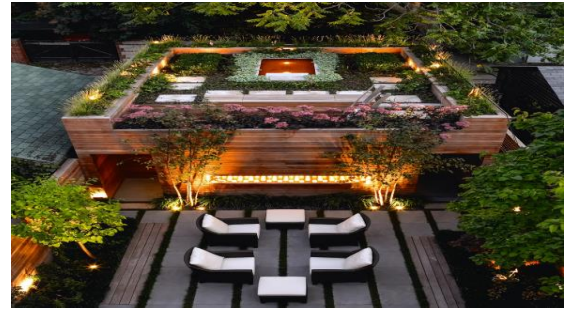


The need to maximize ridership at both Sheppard-West Station and Downsview Park Station can be achieved through intensification not unlike the area surrounding the Sheppard-Yonge Station.

Proposed: Open Space

Rooftop Garden

Public Plaza



The subject properties will be designed to include open spaces for the options of incorporating gardens, plazas, or patios that will help to create a close-knit and viable community for the area.

Public Transportation

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Within the MTSA Radius

The proposed conversion will support the TTC Sheppard West Subway Station specifically (an area which meets the definition of a MTSA under the Growth Plan) at an anticipated density of up to 3.0 FSI as the property is located in proximity to this station.

Capability of supporting the TTC Downsview Park Subway Station / GO Station peripherally given the lands are just outside (900 m) of the MTSA limit (800 m) for this station.

Current: Parks

- ▮ **Downsview Park**
- ▮ **Banting Park**
- ▮ **Irving W. Chapley Park**



Proposed: Parks

- ▮ **Skateboard Park**
- ▮ **Skating Path**



Introducing a new contemporary park on the site that includes a multi functional space which can be a skateboard park during summer months and an ice skating park during the winter. These spaces bridge a community by providing outdoor activities for individuals and families.

Proposed: Community Retail

- 🏪 Food Market
- ☕ Coffee Shop
- 🍞 Bakery
- 🐾 Pet Shop



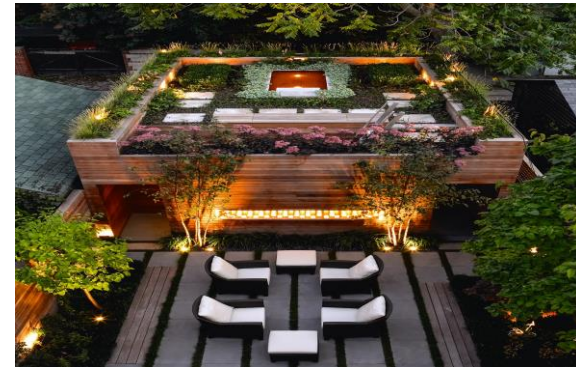
Proposed: Service Businesses

- 🏦 Bank = TD/Scotiabank/BMO
- 🏥 Medical =
Dentist/Doctor/Pharmacy



Proposed: Open Space

- 🌿 Rooftop Garden
- 🏞️ Public Plaza



The lack of community retail and service businesses in the area necessitates the need to include them on the subject properties. This also provides employment opportunities as well as goods and services to residents and employees. These businesses help form the fabric of a community and creates a sustainable neighbourhood. The subject properties will also be designed to include open spaces for the options of incorporating gardens, plazas, or patios that will help to create a close-knit and viable community for the area.

Current: Amenities

- Child Care Centre
 - Children Are People Nursery
- Community Centre
 - Irving W. Chapley Community Centre
- Schools
 - William Lyon Mackenzie Collegiate



Proposed: Mobile Amenities

- Food = Farmer's market, food truck
- Library = Free wifi, learning programs etc.
- Laundry service



The idea of introducing mobile amenities will complement and offer more options for individuals working and living on the subject properties. By providing access to different varieties of food, services and learning programs, residents and employees will enjoy a contemporary delivery method that meets today's growing demand.

Our Vision

Employment

- 221% Increase
- Established businesses:
Software, Education,
Recreation, Legal, Financial
- Nascent & entrepreneurial
business incubators
- Shared workspaces

Rental Residential

- 10% affordable housing
- Innovative Parkland
- Community Open Spaces



Transportation

- Proximity to Allen Rd. &
Hwy 401
- Proximity to Subway and
GO Stations

Services

- Community Retail
- Service Businesses
- Mobile Amenities