



James Pasternak
Councillor | York Centre - Downsview

Toronto City Hall

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Toronto, Ontario M5H 2N2

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

RE: SUPPORTING CONVERSION REQUESTS #095 & 097

Dear Planning and Housing Committee members,

As the City of Toronto Councillor for Ward 6 York Centre, I would like to present this letter in support of the SmartCentres (MHBC) conversion requests no.:

- 095 of 3675-3685 Keele Street (Keele)
- 097 of 695 Wilson Avenue & 90 & 100 Billy Bishop Way (Downsview)

to non-employment uses as part of the current Growth Plan 2020 conformity exercise and Municipal Comprehensive Review (MCR).

The City of Toronto is in need of additional and varied housing options and I welcome opportunities that consider expanding housing numbers while minimizing employment disruption. Both sites are located along major arterial roads, supported by high-level transit in close proximity. Wilson Subway Station is located less than 200 meters from conversion site #097 while Downsview Park Subway Station is located within a 15 minutes walking trip from conversion site #095. Furthermore, with the planned mixed-use redevelopment of the airport lands and the ongoing Downsview Area Secondary Plan Review, the conversion of the two sites could become a natural extension of the future Downsview Lands subdivisions.

In the case of conversion request #097, the site could best serve the community as a mix-use site as it would not only bring thousands of jobs to the community but also meet urgent housing needs. This conversion is scheduled to preserve existing key retail facilities and phase the construction process to ensure close to little down-time of the existing big box retail operators. This phased approach will allow retailers to continue serving the established adjacent neighbourhoods through demolition and construction.

As proposed by the applicant, the planned vision for the two sites would generate more employment in the long-term than it exists today, all while helping to expand the city's housing stock.

I then believe that supporting conversion requests #095 and #097 would be a benefit not only to Ward 6, but to the entire City.

Sincerely,

Councillor James Pasternak
Toronto - Ward 6, York Centre - Downsview
Chair, North York Community Council

