



Councillor Michael Ford

*Toronto City Hall
100 Queen St W
2nd Floor, Suite C55
Toronto, ON
M5H 2N2*



June 06, 2022
SENT BY EMAIL

The following letter is to express my support for a proposed Employment Conversion request being undertaken through the City of Toronto Municipal Comprehensive Review. Specifically, Request #80 submitted by RCG Islington 401 Limited Partnership on the lands at the southwest corner of Islington Avenue and Rexdale Boulevard, municipally known as 2200 – 2250 Islington Avenue (the “site”) merits approval.

Upon my review of the employment conversion request materials, in particular the Planning Letter prepared by Bousfields Inc., I am supportive of this requested conversion for the following reasons as outlined in the letter.

Firstly, the long-term mixed use development of the site will benefit from access to higher order public transit such as the Etobicoke North GO Station and convenient access to municipal infrastructure such as Highway 401.

Moreover, improved frequency of GO train service will offer future residents multiple transit options that are not only limited to automobiles but will take full advantage of this existing transit infrastructure. In my understanding of the current Provincial planning regime, the Growth Plan promotes a mix of uses in and around areas like this site.

The submitted Conversion Request unlocks the potential for a mixed-use community that offers a place for future residents to live, work, shop and play. The unlocking of these lands for future development would align with Provincial planning objectives and compliment local planning policies, while securing new investment for residents in Etobicoke North through the Community Benefits Charge regime. This is not only an important component of Provincial policy, but a crucial element for great city building and the creation of complete communities in my ward as well as the City of Toronto as a whole.

Second, the redevelopment of the site would offer opportunities for new housing in a variety of typologies, the retention of jobs on site through non-residential buildings, commercial-retail and professional services and an overall increased mix of land uses that is not currently permitted by the Official Plan. As such, the proposed mix of uses would serve both future residents as well as the existing community.



Councillor Michael Ford

*Toronto City Hall
100 Queen St W
2nd Floor, Suite C55
Toronto, ON
M5H 2N2*



Third and final, the potential benefits through an ultimate development concept can facilitate a self-sufficient complete community that explores opportunities for new affordable housing, parks, community amenities and streetscape improvements, all of which will contribute to a healthy and vibrant neighbourhood.

In summary, I would like to offer my formal support for Employment Conversion Request #80 and recommend these lands be approved for conversion.

Thank you for your consideration.

Sincerely,

Michael Ford
Toronto City Councillor
Ward 1, Etobicoke North