



July 4, 2022

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Attention: Nancy Martins, Committee Administrator  
Members of Council

**Re: Draft Official Plan Amendment 591 and Draft Site and Area Specific Policy 793  
4570 and 4630 Sheppard Avenue East  
Planning and Housing Committee Meeting | July 5, 2022 | Item PH35.15**

We are the lawyers for CT REIT, the owner of 4570 and 4630 Sheppard Avenue East (the “**Subject Property**”). The Subject Property is improved with a 1-storey Canadian Tire retail store and garden centre and related parking. Our client has been engaged with City staff regarding Draft Site and Area Specific Policy 793 for the Subject Property (the “**Draft SASP**”) and draft Official Plan Amendment 591 (the “**Draft OP**”; collectively, the “**Draft Instruments**”).

The Draft Instruments propose a conversion of the Subject Property from *General Employment Areas* to *Regeneration Areas*. While CT REIT had sought conversion to *Mixed Use Areas*, CT REIT is pleased that the City is granting a conversion request that recognizes the Subject Property as having the potential to accommodate residential intensification in response to nearby rapid transit investment. It looks forward to supporting the City as it undertakes an area study leading to the Secondary Plan.

CT REIT also supports the City’s goal to bring more affordable housing to the market. However, CT REIT has concerns with the Draft SASP’s proposed affordable housing policies to be applied to lands located outside of the City’s inclusionary zoning market area, in the absence of the required inclusionary zoning assessment report or any other study. It is unclear what authority the City is relying upon to achieve the affordable housing outcomes sought in the Draft SASP. Also, with reference to this particular Draft SASP, where the ultimate determination of land uses will only be made upon further study and the completion of a secondary plan, prescribing affordable housing metrics in the Draft SASP is premature. The determination of an appropriate affordable housing strategy should be subject to proper review and study as part of the secondary plan process.

We request notice of all further meetings and decisions related to this item and related to the development of the relevant Secondary Plan. Please provide such notice to the undersigned.

Yours truly,

Cassels Brock & Blackwell LLP

A handwritten signature in blue ink, appearing to read 'Signe Leisk', with a stylized flourish at the end.

Signe Leisk  
SL/CEG/nv

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