



April 21, 2022

Scarborough Community Council  
Scarborough Civic Centre  
3rd Floor, 150 Borough Drive  
Toronto, ON M1P 4N7

Attention: Members of Scarborough Community Council

**Re: \$ *Item No. SC31.11 – Woodside Square Planning Review – Proposals Report***

We are the planning consultants for WSIM Group, the owners of the Woodside Square Mall located at the property municipally known at 1571 Sandhurst Circle.

Since 2019, we have worked closely with City staff to realize a vision for the redevelopment of Woodside Square Mall that would retain the existing mall and develop the surrounding surface parking lots into a mixed-use community. The redevelopment plan for the Woodside Square Mall is intended to meet key City building objectives providing for a range of household types, including family, senior and affordable housing, commercial and community uses, and introduce significant public realm improvements such as new public parkland, privately-owned publically-accessible open space (POPS), and streets and blocks to facilitate new pedestrian and cycling connections.

This vision for Woodside Square Mall is the result of significant community and stakeholder engagement. The Planning Review for the Woodside Square Mall, being advanced concurrently with the zoning by-law amendment application for the property, has advanced through 3 of 4 stages. To date, this Planning Review process has included Public Spaces (PiPs) events, the formation of a Local Advisory Group, meetings with local high school students and members of the local community, an open house, charrettes, surveys, pop-up consultation events, public meetings, online engagements, and two presentations to the City's Design Review Panel, among other initiatives.

The culmination of City staff, WSIM Group and its consultant team's efforts have led to the draft policy direction in the April 2022 Proposals Report that will inform how the final Site and Area Specific Policy (SASP) for the Woodside Square Mall will be structured. These draft policy directions, supported by WSIM Group, and the last stage of consultation planned to take place this Spring, should put City staff in a position to bring forward the SASP and zoning by-law amendment for the Woodside Square Mall

in the near future, realizing the vision that so many people have diligently worked on over a number of years.

The planning process for the Woodside Square Mall is an example of City building at its best. The result will be the creation of a planning framework for Woodside Square Mall that will set out a long-term vision for the comprehensive and orderly future redevelopment of Woodside Square Mall, building on its current function as an economic, social and community centre within the Agincourt North community.

We thank City staff for all their efforts, as well as the local community and all other stakeholders who have participated in the planning process for the Woodside Square Mall for their interest and time.

Yours truly,  
**Bousfields Inc.**



Courtney Heron-Monk, MPI, MCIP, RPP  
Associate