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**Via E-mail**

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

**Attention: John D. Elvidge, City Clerk**

Dear Sirs/Mesdames:

**Re: Item No. SC7.2  
1571 Sandhurst Circle Zoning Amendment - Decision Report  
Community Benefits Charge and In-Kind Contribution Offer**

We are counsel to WSIM Group, the owners of the Woodside Square Mall in the City of Toronto (the “City”). On behalf of our client, we are writing to thank City staff, as well as the local community and all other stakeholders, who have participated in the multi-year planning process for the Woodside Square Mall. As noted in further detail below, the planning review process for the Woodside Square Mall is the result of multi-year planning process resulting in a long-term vision for the comprehensive and orderly redevelopment of Woodside Square Mall that will serve the Agincourt North Community well for the long-term future.

As requested, and in coordination with City staff, this letter confirms our clients in-kind contribution offer toward the Community Benefits Charge (the “CBC”) in respect of the redevelopment of Woodside Square Mall.

**BACKGROUND**

Since 2019, our client and its consultant team have worked closely with City staff to realize a vision for the redevelopment of Woodside Square Mall. This vision would retain the existing mall for the foreseeable future and develop the surrounding surface parking lots around the existing mall 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 and senior housing, commercial and community uses, including a child care facility, and introduce significant public parkland, public realm improvements, pedestrian connections and new streets and blocks to the area.

The planning review process is the result of a multi-year and multi-phase approach to the redevelopment of the lands. Phases 1 (Preliminary Consultation), Phase 2 (Study Initiation &



Visioning) and Phase 3 (Design, Testing & Analysis) are now complete. Phase 4 (Final Report) is the new Site and Area Specific Policy (SASP) and Zoning By-law Amendment being recommended by City staff to City Council for approval. Throughout each phase, there have been significant community and stakeholder engagement, which has culminated in the final City staff report for the Woodside Mall. 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 result of this comprehensive planning process for the Woodside Square Mall 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.

### **CBC IN-KIND CONTRIBUTION**

Through the planning process for Woodside Square Mall a desire for a child care facility has been identified by City staff, which our client is agreeable to providing as an in-kind contribution toward the CBC. In reaching agreement with City staff, our client is agreeable to constructing, finishing, furnishing, equipping and conveying to the City a non-profit licensed child care facility as part of the redevelopment of Woodside Square Mall (the "**Child Care Facility**"), as an in-kind contribution pursuant to subsection 37(6) of the *Planning Act*, in accordance with the following terms:

- the Child Care Facility will comprise a minimum of 1,022 square metres of indoor space and a minimum of 370 square metres of outdoor space, contiguous with the indoor space, with a minimum number of 88 children, including infants, toddlers and preschoolers, provided the number of children can be accommodated in the size of the Child Care Facility being provided;
- The Child Care Facility would be completed and conveyed to the City by no later than Phase 2 of the redevelopment for Woodside Square Mall;
- To secure the Child Care Facility, the owner will enter into an in-kind contribution agreement with the City pursuant to subsection 37(7.1) of the *Planning Act* (the "**In-kind Contribution Agreement**") to address the provision of Child Care Facility prior to the first above grade permit for Phase 1 of the redevelopment of Woodside Square Mall, which agreement will be registered on title to the lands;
- Among other matters, the In-Kind Contribution Agreement will secure a letter of credit in an amount sufficient to guarantee 120 percent of the estimated cost of the design,



construction and handover of the Child Care Facility to the City and the letter of credit will be provided to the City prior to the issuance of the first above grade building permit for the phase of redevelopment with the Child Care Facility, and no later than Phase 2 of the redevelopment of Woodside Square Mall; and

- The Child Care Facility shall account for 100 percent of 4 percent of the value of the land for all phases of the redevelopment the *Mixed Use Areas 'A'*, as identified in the SASP for Woodside Mall.

Again, 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. Our client looks forward to continuing to work with the City to realize the vision for the redevelopment of Woodside Square Mall that will serve the Agincourt North Community well for the foreseeable future.

Yours truly,

**Goodmans LLP**

A handwritten signature in blue ink, appearing to read "Joe Hoffman".

Joe Hoffman  
JBH

cc. Nathan Muscat, City of Toronto

1379-8422-9383