

June 23, 2023

Delivered by Email ([scc@toronto.ca](mailto:scc@toronto.ca))

Scarborough Community Council  
Toronto City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2

Attention: City Clerk

**Re: SC6.12 – 300 Borough Drive, 1755 Brimley Road, 400 to 580 Progress Avenue and 350 Town Centre Court - Official Plan Amendment – Request for Direction Report. City File No. 21 206885 ESC 21 OZ**

Urban Strategies Inc. has been retained by OMERS Realty Holdings (STC One, Two, Three) Inc. & ARI STC GP Inc. (“Oxford” or “the Owners”) to provide urban design and land use planning consulting services with respect to the development of the lands municipally known as 300 Borough Drive, 1755 Brimley Road, 400 to 580 Progress Avenue and 350 Town Centre Court (“the Site,” or “the Mall”).

On September 2, 2021, an Official Plan Amendment application was submitted to enable a framework for long-term development for the 39-hectare Site, which would support 21 blocks of mixed-use developments with a range of uses and building types. This framework would deliver over 15,500 residential units – including a range of unit sizes and types – and over 60,000 m<sup>2</sup> of new retail and office space in addition to the 114,000 m<sup>2</sup> of existing mall retail space. It would also introduce new public and private streets with landscaping and cycling infrastructure, as well as a network of parkland and open spaces to contribute to a vibrant public realm. Together, this plan supports an unprecedented transformational opportunity within Scarborough Centre and the city at large. It has also been shaped and informed by several years of consultation and discussions with City Staff, including early coordination with the Our Scarborough Centre study (“OurSC”).

We believe, the Plan delivers on City Council priorities including:

- keeping with the scale and density of the evolving context, appropriate for an MTSA and critical hub within the transit network;
- delivering on the street, block and mobility vision of the Our Scarborough Centre Focus Study, the SCTMP and related OPAs; and,
- providing a broad range of community benefits, including a connected and extensive network of parks and open space, new community facilities and a mix of housing, including affordable housing.

Over the past two years, Oxford has participated in engagement and consultation with surrounding property owners and community, the Ward Councilor's office, and the Design Review Panel. Oxford has also been an active participant in landowner and community meetings through the OurSC study since its commencement in 2018, and expressed their support for City Staff's recommendation that the application be considered concurrently with the Our Scarborough Centre Study and Secondary Plan update at Scarborough Community Council on January 10, 2022. The original application contained much alignment with the emerging directions of the OurSC study and Oxford has been working in the months since this last Scarborough Community Council meeting to make further revisions to close the gap between the two plans.

On October 17, 2022, Oxford filed an appeal to the Ontario Land Tribunal. An OLT Case Management Conference (CMC) was held on April 23, 2023 with a second CMC scheduled for August 22, 2023.

We understand there are issues that require further discussion with City Staff but believe the progression of the plan thus far demonstrates Oxford's openness to working toward a resolution. As demonstrated through efforts in the past two years, Oxford is committed to continuing conversations and working collaboratively with City staff on the outstanding issues ahead of a scheduled hearing at the Ontario Land Tribunal.

We encourage Council to direct Staff to explore the Official Plan Amendment through collaborative efforts on development phasing, transportation, urban design, sustainability, and other issues related to the phased future development of the Site.

Sincerely,

**URBAN STRATEGIES INC.**

A handwritten signature in black ink, appearing to read 'CL', with a horizontal line extending to the right.

Craig Lametti, MCIP, RPP  
Partner