



June 25, 2024

Carmela Serebryany
2129152 Ontario Inc.
4646 Dufferin Street, Unit 8
Toronto, Ontario
M3H 5S4

Dear Ms. Serebryany:

**RE: 4646 DUFFERIN STREET, TORONTO
SUMMARY OF SURROUNDING LAND USES & COMPATIBILITY
OUR FILE 15258A**

Further to Mr. Wood's request, please accept this summary on surrounding land uses and compatibility thereof from a planning perspective regarding the redevelopment of the above noted lands for mixed use purposes.

Description of Subject Lands & Surrounding Area

The Subject Lands are approximately 2.5 ha (6.17 acres) in size with frontage of and surrounded on three sides by roads, with frontage of approximately 145 metres along Dufferin Street, 174 metres along Martin Ross Avenue, and 144 metres along Brisbane Road.

The Subject Lands are located on the easterly edge of the Dufferin Keele North Employment Area. This Employment Area can be described as an eclectic mix of light industrial / manufacturing uses, retail, institutional and service commercial uses.

The Subject Lands are currently utilized for medical, retail, service commercial, education and office uses. Photos of the Subject Lands are shown on **Figures 1, 2 and 3** and immediate environs are shown below.

The abutting property to the south is used for retail (Construction Distribution & Supply Company; Discounter's Pool and Spa Warehouse), educational uses (Canadian All Care College, Zareinu Events) and an automotive dealerships (MG Auto Service and MG 2010 Auto Sales). It is not used for industrial/manufacturing uses.

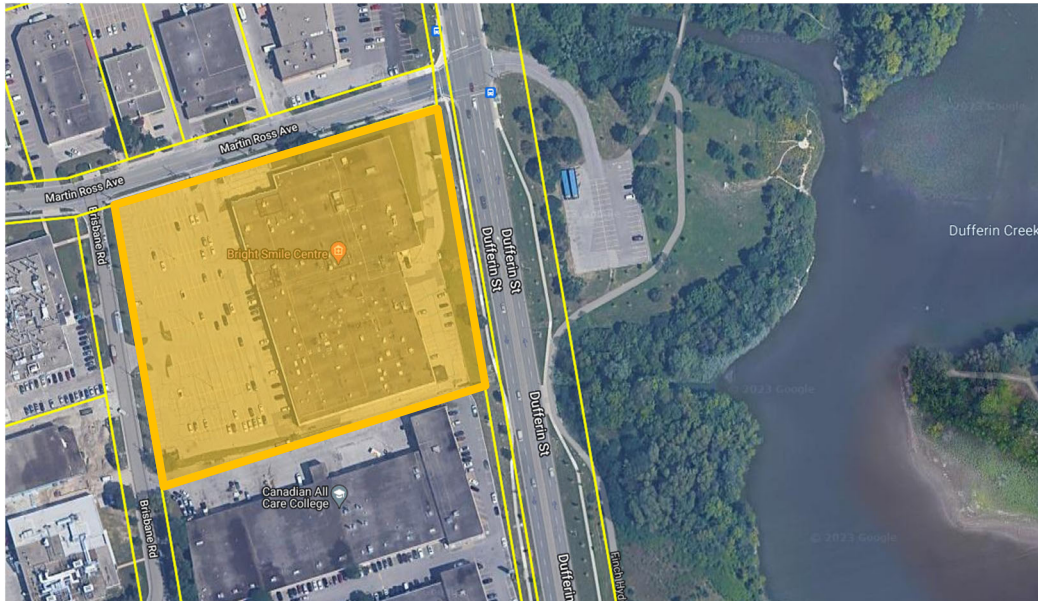


Figure 1: Subject Lands (in orange)

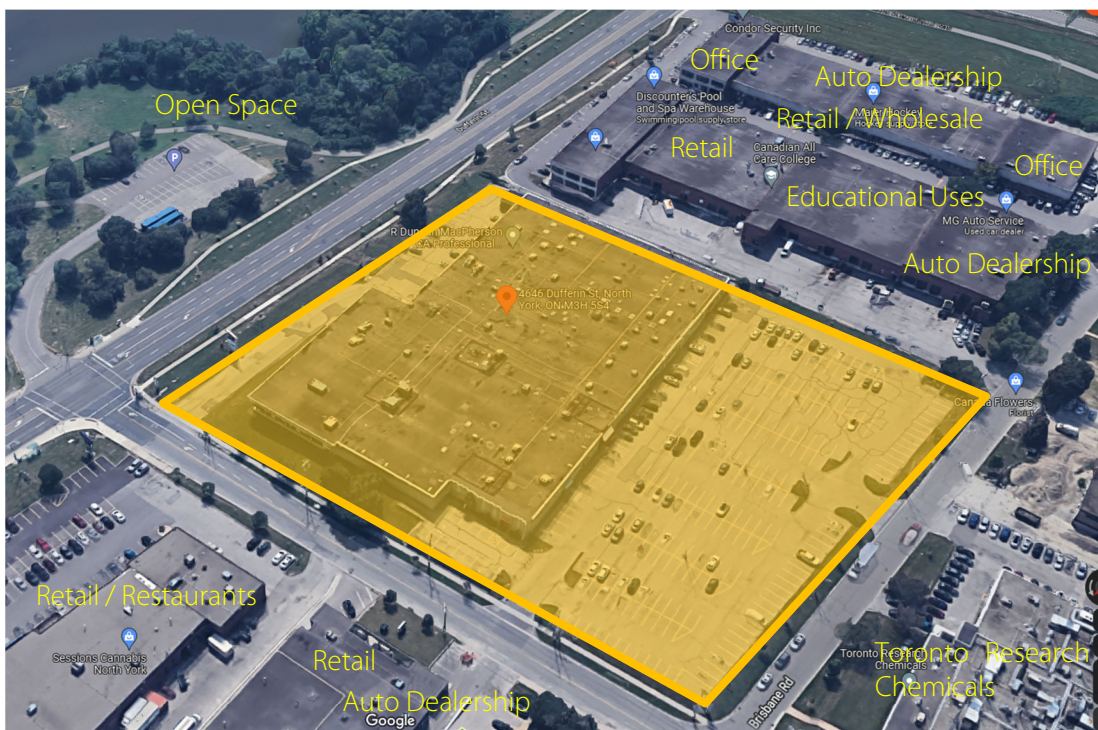


Figure 2: Bird's Eye View of the Subject Lands (in orange)

Land uses to the west of Brisbane Avenue include a variety of light manufacturing, retail, institutional and service commercial uses (Toronto Research Chemicals, Canada Flowers, Collection International Interiors Furniture Store, ME Contracting, Anatolia Islamic Centre, Pro Auto Body, Sobies Barbecues Grill Store, Faith Miracle Temple).

Further to the south and north, the land uses are primarily commercial in nature and include various retail and service commercial establishments (Major Hockey Store, Living Expressions Furniture Store, Coppa's Fresh Market).

To the east beyond Dufferin Street is the Dufferin Creek and G. Ross Lord Reservoir with residential uses beyond.



1. Looking South-East from Brisbane



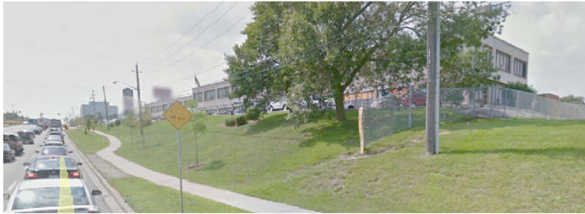
2. Looking East from Brisbane



3. Looking North-West from Dufferin



4. Looking South-West from Dufferin + Martin Ross



5. Looking South-West from Dufferin



6. Looking North-West from Dufferin + Martin Ross

Figure 3: Photos of Subject Lands and surrounding area

In summary, the employment uses in immediate proximity to the Subject Lands are entirely commercial in nature except for one light industry and it is located to the west of the site across Brisbane Road, Toronto Research Chemicals, which is known to be ceasing operations at this location within a year or so. There is no heavy industry in proximity to the Subject Lands which would cause deleterious impacts on the proposed mixed use redevelopment of the Subject Lands or vice versa.

Proposed Vision for the Subject Lands

If granted, the proposed zoning order would permit the redevelopment of the Subject Lands for a mixed-use redevelopment which would include medical facilities (offices, clinics, extended care facilities, outpatient housing), affordable / attainable housing and market housing, both focused on seniors housing. Supportive commercial uses, including retail, restaurants and other service commercial uses would be provided at grade. A site plan and rendering of the proposal are shown below in **Figures 4 and 5**.

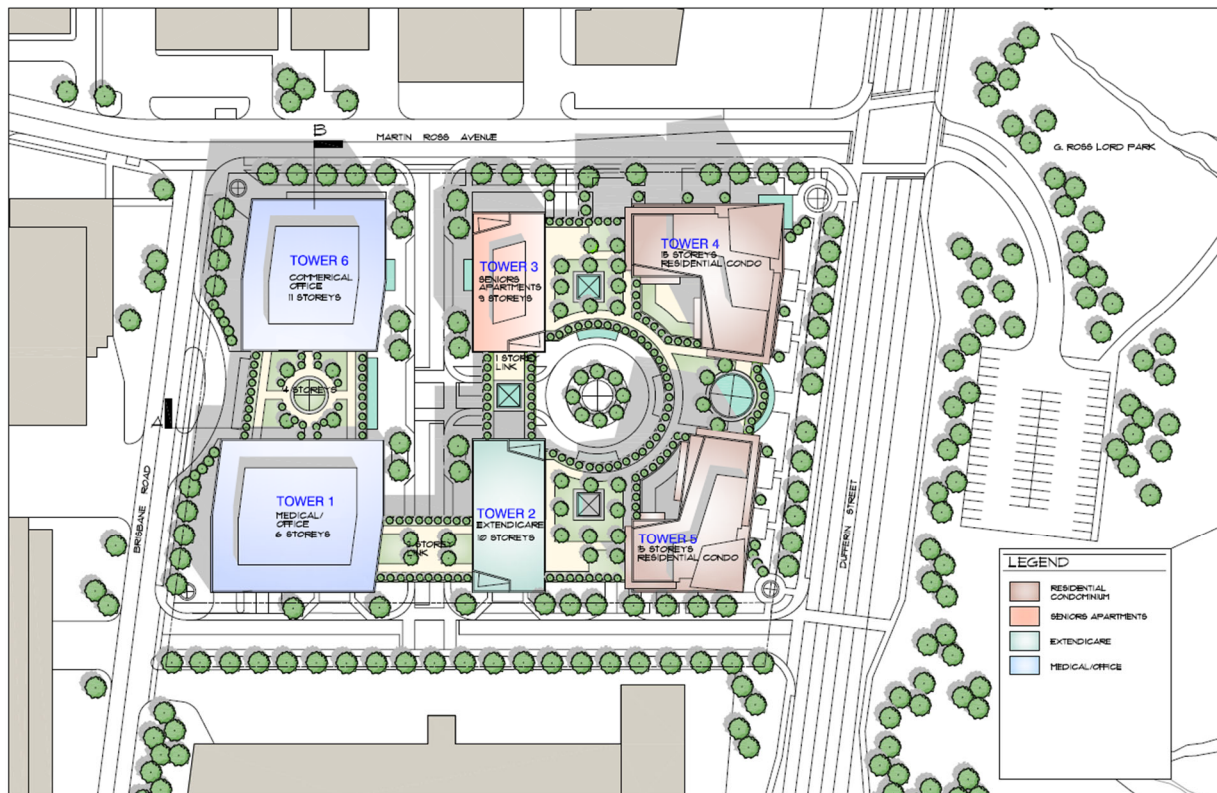


Figure 4: Proposed Mixed Use Redevelopment of 4646 Dufferin Street



Figure 5: Rendering of Proposed Mixed Use Redevelopment of 4646 Dufferin Street

The proposed mixed use development would include a six storey medical office building and an 11 storey commercial office building on the western portion of the property. This would transition to a nine storey Long Term Care Facility and 10 storey Seniors Residence in the middle of the site. Two residential buildings (one ownership and one rental), each 15 storeys in height, would be located

along Dufferin Street facing G. Lord Ross Reservoir. Approximately 985,000 sq ft of development would occur, including approximately 370,000 sq ft of office space and 55,000 sq ft of retail / service commercial space. This would result in approximately 1,200 employees working on site upon full build out.

The concept is that of the provision of a continuum of care inclusive of a range of medical services, facilities and independent living, assisted living and memory care accommodation. Further, the project will include a community surgical and diagnostic centre to address the recently announced provincial government initiative intended to eliminate surgical backlogs and reduce wait times. The proposal would therefore bring a range of benefits to the community including employment replacement well beyond existing employment as well as new affordable housing.

A total of 660 residential units, consisting of seniors, condominium and rental tenures are proposed. Of these, 68 rental units are proposed to be designated as affordable units. In addition, 110 long term care beds are also proposed. Statistics for the proposal are shown below.

PROPOSED DEVELOPMENT			GBA (sf)	GFA (sf)	GLA (sf)	Units
Building		storeys				
1	Medical	5	118,400	111,300	⁽¹⁾ 95,700	
	Podium Clinic	1	23,700	22,300	22,500	
2	Extended Care	8	67,000	62,980	-	110
	Podium Clinic	1	13,250	12,450	-	
	Podium Retail		2,600	2,450	2,500	
3	Seniors Apartments	9	84,200	78,700	-	240
	Seniors Podium	1	5,500	5,200	-	
	Podium Retail		5,850	5,500	5,600	0
4	Residential Condo	15	221,000	207,700	-	225
	Community Centre		15,000	14,000	-	
	Lower Retail		4,000	3,750	3,800	
5	Residential Condo	15	214,500	202,300	210,800	195
6	Commercial Office	10	244,700	226,800	⁽¹⁾ 234,800	
	Podium Clinic	4	18,200	17,100	16,300	
	Podium Retail		12,550	11,800	11,900	
Building Services			9,000			
Total Above Grade Area			1,059,450	984,330	603,900	770

Planning Opinion on Compatibility

In our opinion, from a planning perspective, the proposed redevelopment is compatible and complementary with the surrounding eclectic mix of employment uses (retail, light industrial, service commercial). The one light industry in proximity (a Class I facility), Toronto Chemicals, undertakes all its operations indoors, with any air emissions being required to meet EPA requirements at their property limits. We understand that this facility will be ceasing operations within a year or so.

There is no reason to expect environmental related conflicts with adjacent land uses. Compatibility is achieved for the Subject Lands through the absence of immediately abutting employment uses which produce emissions. Furthermore, the Subject Lands are of a size where mitigation, if required, can occur on-site by distance separation of uses. Finally, standard mitigation measures applied at the building level (i.e. use of warning clauses; requirements for air conditioning, window design and air

handling equipment, etc.) could be implemented to prevent or mitigate adverse effects caused by adjacent employment uses.

All of the above have been confirmed through the work completed previously by your environmental consultants.

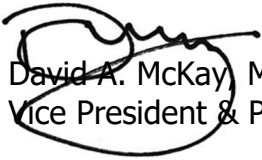
These matters can be implemented through the Site Plan Approval process, as is typically done in the City of Toronto.

Please feel free to us if you have any questions or wish to discuss in further detail.

Thank you.

Yours Truly,

MHBC

A handwritten signature in black ink, appearing to read 'David A. McKay', is written over a circular stamp or seal.

David A. McKay, MSc, MLAI, MCIP, RPP
Vice President & Partner

cc: Dennis Wood, Wood Bull LLP