

April 21, 2026

By E-Mail Only to councilmeeting@toronto.ca

Mayor Olivia Chow and Members of City Council
City of Toronto
Toronto City Hall, East Tower
12th Floor, 100 Queen Street West
Toronto, Ontario, M5H 2N2

Attention: Sylwia Przewdziecki, Manager

Dear Mayor Chow and Council:

**Re: Written Submissions of VWorking Properties Inc.
611, 619, 623, and 623A Keele Street, Toronto
City Council Meeting – April 22, 23, and 24, 2026
City Council Agenda Item: 2026.EY30.2**

We are counsel to VWorking Properties Inc., the development manager for the lands municipally known as 603 Keele Street (the “**Subject Lands**”), in the City of Toronto (the “**City**”).

On behalf of our client, we are writing further to our letter to the Etobicoke York Community Council dated March 30, 2026, to oppose the applications for an Official Plan Amendment and Zoning By-law Amendment submitted by Diamond Corp. (the “**Applicant**”) to permit a 33-storey mixed-use building at 611, 619, 623, and 623A Keele Street (the “**Applications**”). The Subject Lands are immediately south of the Applicant’s lands and is directly affected by the proposed development.

The Subject Lands and the Applicant’s lands fall within the Keele-St. Clair Secondary Plan area, are designated Mixed Use Areas, and are located within the St. Clair-Old Weston Protected Major Transit Station Area. Provincial and City policy encourage intensification and transit-supportive development in such areas, including built form that enables the achievement of minimum density targets. Accordingly, it is desirable and encouraged by City policy to maintain the opportunity to develop the Subject Lands.

In this regard, our client’s primary concerns arise from the mid-rise component of the proposal, specifically the south elevation. The Applicant proposes four storeys of windows along this elevation, with setbacks ranging from approximately 1.5 metres to 3.85 metres from the south property line. These windows constrain and materially prejudice the future

development potential of the Subject Lands. For clarity, our client does not oppose the principle of developing a high density, mixed-use building on the Applicant's lands.

Subsection 40.10.40.70(2) of the City's Zoning By-law (Development Standard Set 2) requires a minimum setback of 5.5 metres from a side lot line where a main wall contains windows and is not adjacent to a street or lane in the Commercial Residential zone. The proposed setbacks do not meet this requirement and create adverse impacts on our client's ability to develop the Subject Lands in the future, given the configuration of the site.

As demonstrated in the enclosed concept plans, the Subject Lands can accommodate a 10-storey mixed-use building. However, by introducing windows along the south elevation at insufficient setbacks, the proposal effectively sterilizes the Subject Lands. Given the narrow lot width and applicable separation requirements under the Zoning By-law, our client cannot reasonably develop the Subject Lands if the proposed south facing condition is approved.

These impacts can be avoided through the removal of windows, balconies, or other wall openings from the south elevation of the mid-rise component.

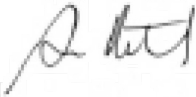
In its current form, the proposal undermines the future development potential and planned function of the adjacent lands, being located within an intensification area and a Protected Major Transit Station Area. It is in the public interest to ensure that any development allows its neighbouring lands to achieve its future development potential and to meet its planned function. Development should not sterilize opportunities for appropriate redevelopment. As a result, the current proposal does not represent good planning and is not in the public interest.

For these reasons, our client respectfully requests that Council defer consideration of the Applications to allow the parties to address these concerns in a meaningful and substantive manner with Planning Staff. In the alternative, should the City proceed with approving the Applications, we request that the concerns outlined above be considered and accommodated during the site plan approval process.

Our client's land use planning consultant, Mr. Ron Palmer, will be reaching out to meet with Staff and to discuss this matter further. We look forward to working with the City to find appropriate solutions to allow the opportunity to redevelop the Subject Lands.

Please provide us with notice of any decision of Council in this matter. Should you have any questions please do not hesitate to contact us.

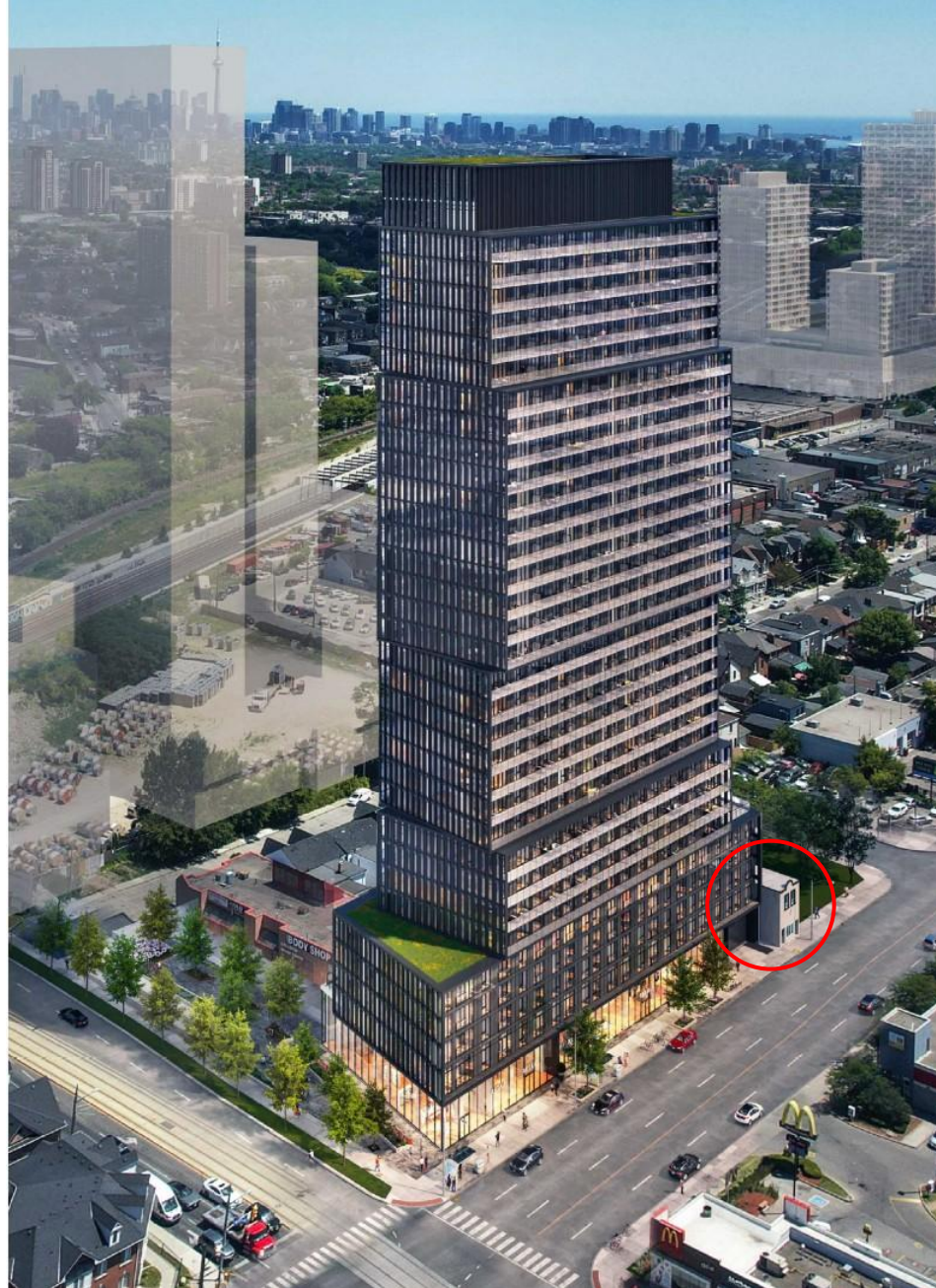
Yours sincerely,
DAVIES HOWE LLP



Susan Rosenthal (she/her)
Professional Corporation

SR:LV
encl.: Concept Plans, Tim Scott, OAA (April 16, 2026)

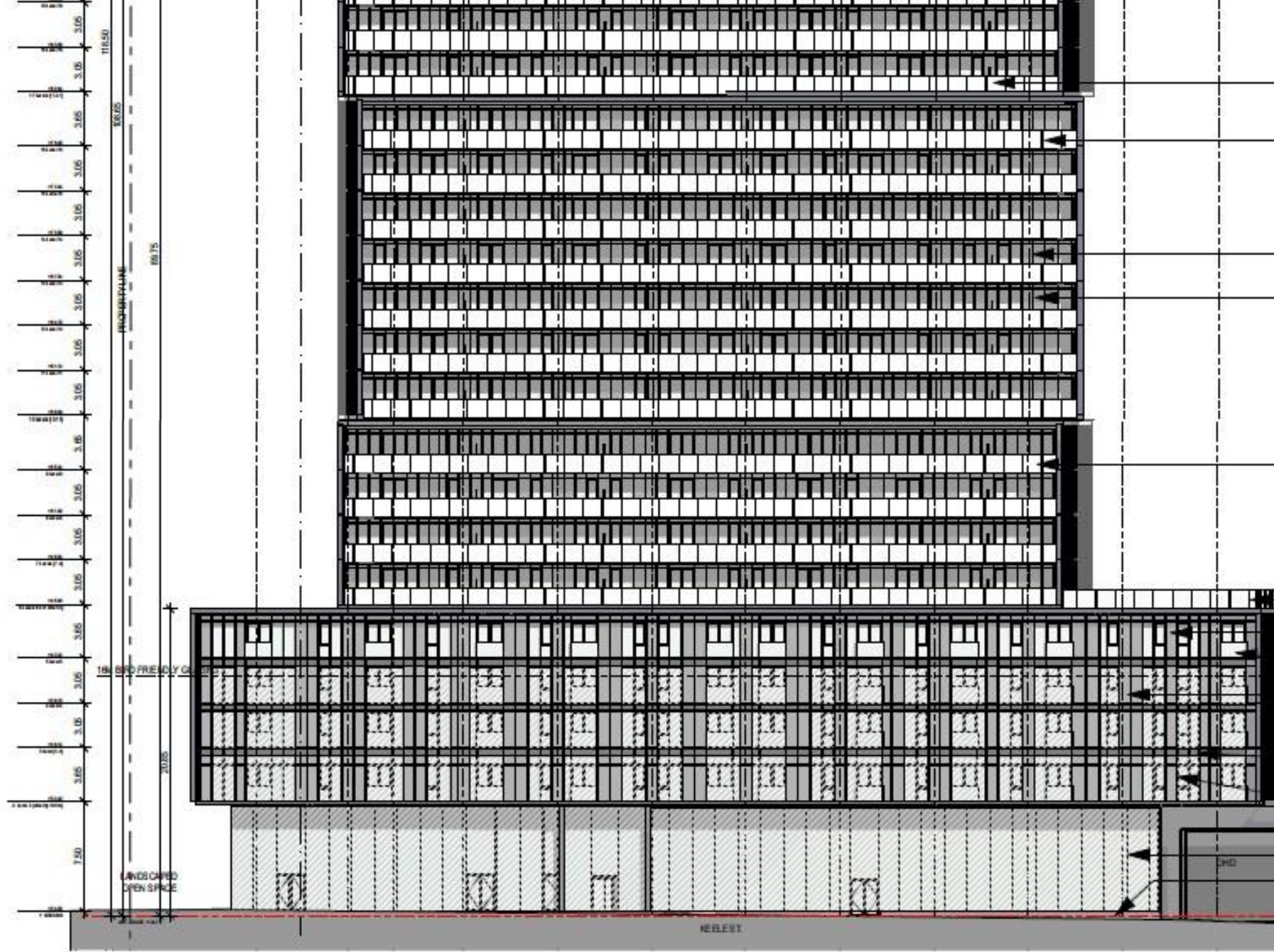
copy: Prabhat Dahal, Senior Planner
Client



603 Keele Street

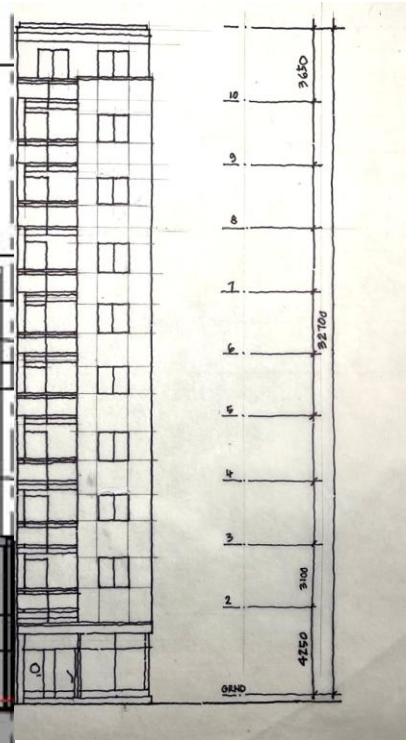
Development Options

Preliminary Sketches - April 16 / 26



10 FLOORS

Ground Floor – Commercial
 Floors 2 – 9: Residential (2 units per Floor)
 Floor 10: Residential / Commercial



32.7m