

March 30, 2026

By E-Mail Only to etcc@toronto.ca

City Clerk
City of Toronto
Toronto City Hall, East Tower
12th Floor, 100 Queen Street West
Toronto, Ontario, M5H 2N2

Dear Ms. Martins:

**Re: Written Submissions of VWorking Properties Inc.
611, 619, 623, and 623A Keele Street, Toronto
Etobicoke York Community Council Meeting – March 31, 2026
Agenda Item 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 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.

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 condition is approved.

These impacts can be avoided through a straightforward design revision: the removal of windows 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.

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

copy: Prabhat Dahal, Senior Planner
Client