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July 15, 2026

VIA EMAIL – phc@toronto.ca

Our File No. 135257

Planning and Housing Committee
c/o Nancy Martins
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

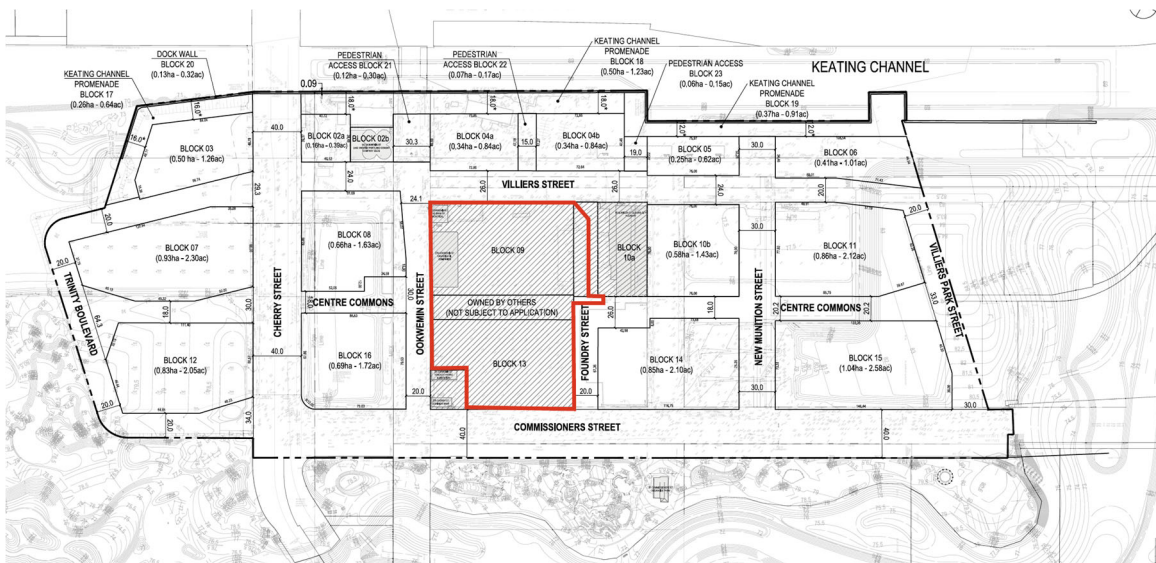
Dear Members of Planning and Housing Committee:

**Re: Item PH32.2 – Ookwemin Minising – Draft Plan of Subdivision– Decision Report
Planning Application No. 26 161475 STE 14 SB
65 Ookwemin Street – Adjacent Landowner Submission**

Aird & Berlis LLP is counsel to 1337184 Ontario Inc. and 2034055 Ontario Limited, which are the "Owners" of the lands municipally known as 65 Ookwemin Street ("the Site"). The Owners have a direct interest in the above-noted Draft Plan of Subdivision application as they are the owners of adjacent lands within the Ookwemin Mining Precinct (the "Precinct").

On March 30, 2026, the OLT issued an interim decision approving a Zoning By-law Amendment in principle for the Site, permitting mixed use development. In addition, the Site is subject to an active application for the approval of a draft plan of subdivision.

Although the Site is not subject to the Oookwemin Minising Draft Plan of Subdivision Application, the Site is referenced in the submission materials and encompasses Blocks 9 and 13 as well as blocks for future roads, including Centre Commons (extending from existing Oookwemin Street to future Foundry Street, and a portion of future Foundry Street (extending north from future Centre Commons to existing Villiers Street). The extract below identifies the Site in red:



Extract of Ookwemin Minising Draft Plan of Subdivision, 65 Ookwemin St Site outlined in red

On June 26, 2026, the Owners, through Castlepoint Numa, submitted detailed comments to City staff respecting the Ookwemin Minising Draft Plan of Subdivision Application (the "Subdivision Application"), including comments concerning development phasing, sanitary servicing capacity, street implementation and the coordination matters affecting the orderly development of the Precinct. This letter is intended as a summary of the Owners' continuing interest in the Subdivision Application and to identify a limited number of matters that remain important from the perspective of an adjacent landowner.

A principal concern identified by the Owners relates to the development phasing and sanitary servicing assumptions contained within the Functional Servicing Report that supports the Subdivision Application. As outlined in the Owners' June 26 submission, the original phasing approach appeared to place all development blocks west of Ookwemin Street within "Phase 1" and allocate all available interim sanitary pumping station capacity to those lands, while effectively placing the 65 Ookwemin Street and other lands east of Ookwemin Street into a later phase of development, the timing of which would be dependent upon the implementation of the ultimate sanitary pumping station for the Precinct.

The Owners acknowledge that meaningful progress has been made in recent discussions regarding servicing and phasing matters that were identified in the June 26 submission. Subsequent to the Owners' previous submission, Waterfront Toronto and its consultants advised that they are examining an alternative approach involving an upgrade to the interim pumping station that would increase available servicing capacity and allow 65 Ookwemin Street to be accommodated via the interim pumping station. The Owners are encouraged by these discussions and respectfully request that, as implementation of the Subdivision Application proceeds, City staff be directed to work with Waterfront Toronto continue to advance this approach and confirm the servicing strategy necessary to ensure appropriate development phasing and the timely delivery of infrastructure for adjacent lands.

The Owners also continue to emphasize the importance of confirming the phasing, implementation and delivery of Foundry Street and its associated municipal infrastructure. As outlined in the Owners' June 26 submission, the sequencing, design and delivery of Foundry Street have implications for access, servicing and the orderly development of adjacent lands. Continued coordination among affected landowners and public agencies will be necessary as detailed design and implementation proceed.

In addition, the Owners' and their technical consultant have significant concerns with the feasibility of the current design and configuration of Foundry Street. The delivery of Foundry Street is a critical component of the broader access, circulation and servicing framework for the eastern portion of the Precinct. If the lands required to complete the Foundry Street right-of-way are not secured in a timely manner, alternative access and servicing arrangements may need to be pursued, as the timing of development within the Precinct cannot be made dependent upon the acquisition and creation of the full Foundry Street alignment. The Owners therefore request that the City continue to prioritize confirmation of a viable implementation strategy for Foundry Street to ensure that adjacent development is not delayed or prejudiced by uncertainty regarding the ultimate road network.

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The staff report appropriately recognizes that certain servicing and infrastructure matters remain subject to ongoing technical review and future refinement through revised servicing information, infrastructure phasing and related approvals. The Owners respectfully request that Planning and Housing Committee be mindful of the importance of ensuring that these matters continue to be addressed through consultation and coordination with affected adjacent landowners as implementation of the Subdivision Application advances. The Owners remain committed to working collaboratively with City staff, Waterfront Toronto and other stakeholders to resolve these matters and support the successful development of the Precinct.

In closing, please ensure our firm is notified of any decision made by the City regarding the Subdivision Application, including any revisions and changes to the approval conditions.

Yours truly,

AIRD & BERLIS LLP

A handwritten signature in dark ink, reading "Patrick J. Harrington". The signature is fluid and cursive, with the first name "Patrick" being more prominent.

Patrick J. Harrington
Partner

cc: S. Tomasella, Partner, Aird & Berlis LLP
Client

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