



PLANNING  
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ARCHITECTURE

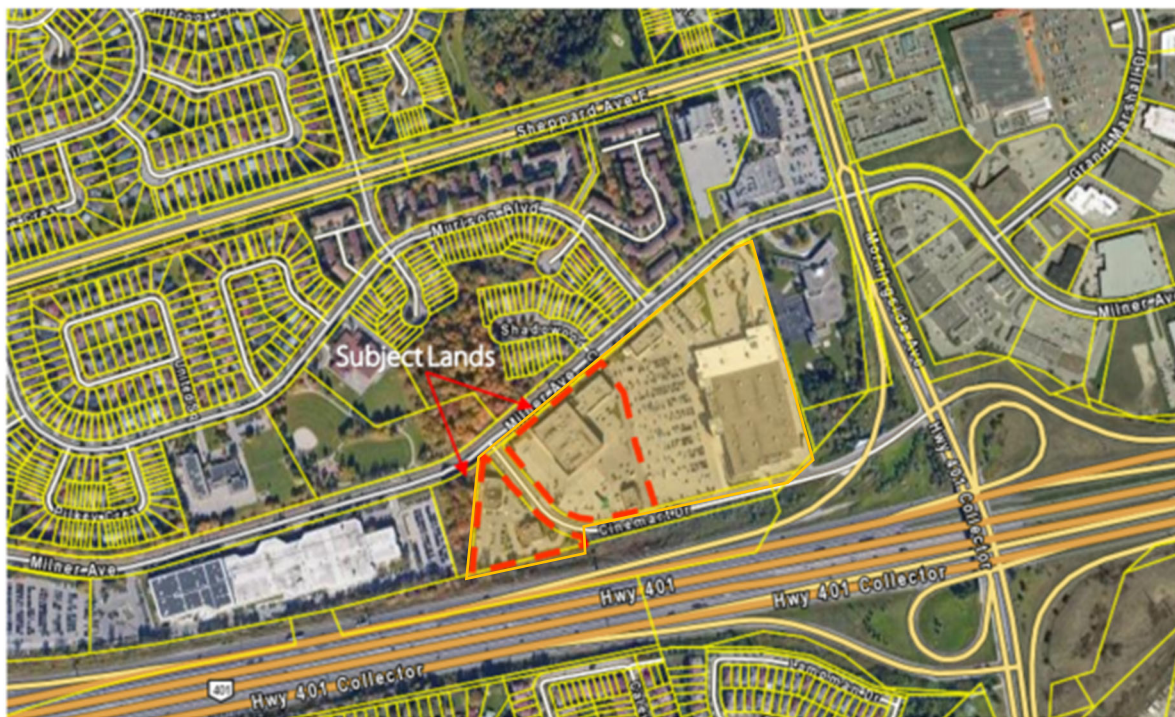
January 18, 2024

Alejandra Perdomo  
Municipal Services Office - Central Ontario  
Ministry of Municipal Affairs & Housing  
Province of Ontario  
777 Bay Street, 16th floor  
Toronto, Ontario  
M7A 2J3

Dear Ms. Perdomo:

**RE: SUBMISSION ON OPA 644 – ERO #019-7441; MINISTRY #20-OP-232096  
799 MILNER AVENUE, TORONTO  
OUR FILE: 07132DZ-4**

On behalf of Calloway REIT (Scarborough) Inc. ("SmartCentres"), please accept this submission regarding the review by the Province of the City of Toronto's Official Plan Amendment 644 ("OPA 644") respecting the employment conversion of 799 Milner Avenue, northwest of Morningside Avenue and the Highway 401 in Scarborough (hereinafter the "Subject Lands") and shown below on **Figure 1**. ***We are requesting designation of the entirety of the Shopping Centre (shown in orange) from General Employment Areas to Mixed Use Areas.***



**Figure 1** – Location of the Subject Lands (original conversion request in red; current request in orange)

## History of Request & The Proposal

On August 3, 2021, a request was made to the City of Toronto to redesignate the Subject Lands from General Employment Area to permit a mixed use development to occur. This request was supported by a Planning Justification, Traffic Impact Assessment and a Compatibility Study which are provided with this submission to the Province.

The proposal for conversion envisions the Subject Lands being redeveloped as a transit supportive mixed use community. As shown on the Demonstration Plan (**Figures 2 and 3**) submitted with this request, a potential redevelopment of the lands would consist of a series of low, mid and high rise residential / mixed use buildings that would be complementary to the existing retail employment uses adjacent to the Subject Lands. Open space throughout the proposal will be incorporated into the redevelopment plan. The proposal will be accessed from two existing roads, Milner Avenue and Cinemart Drive. Development of the Subject Lands as per the Demonstration Plan would permit a transit supportive density of up to 1.9 FSI.



**Figure 2** – Demonstration Plan for Proposed Mixed-Use Development Site

Overall, the approval of a conversion would facilitate the development of vacant and a low rise service commercial building into a mid-rise building which substantially intensifies the Subject Lands. A density of up to 1.9 FSI as exemplified by the Demonstration Plan would result.



**Figure 3** – Conceptual Massing of the Demonstration Plan

## Decision of Council

On June 18, 2023, the City of Toronto Council adopted OPA 644. While OPA 644 modified the parent Official Plan and did deal with some conversion requests, City Council did not approve the request to convert 799 Milner Avenue.

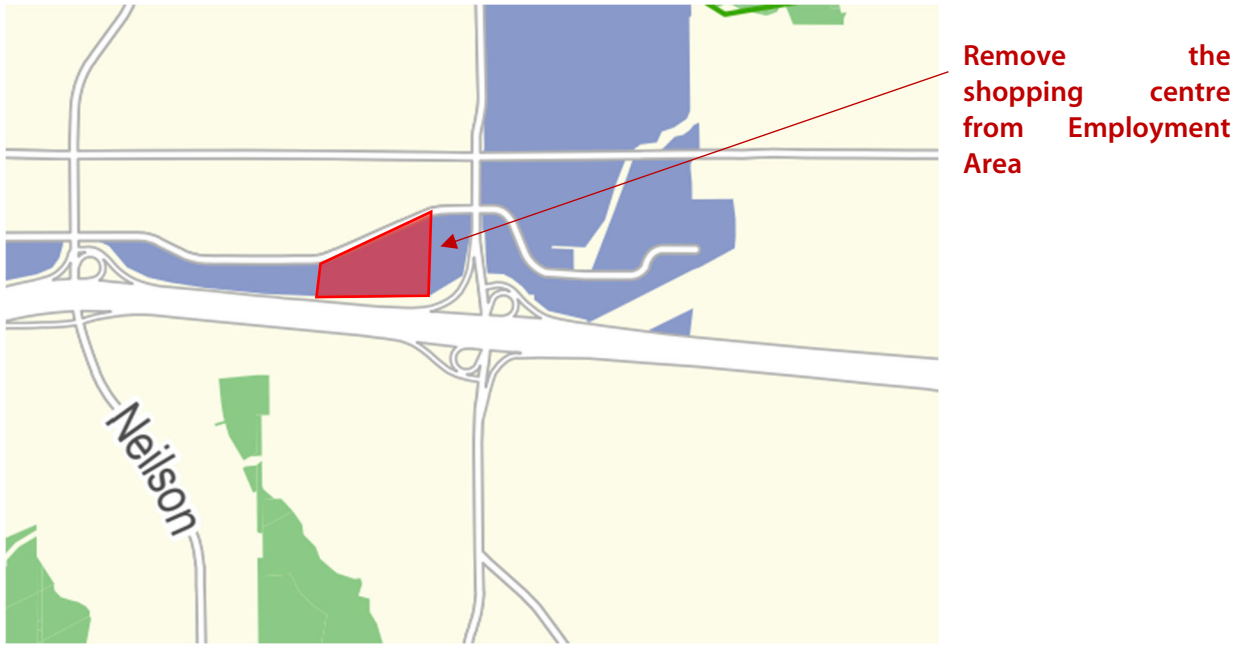
Our client sees this as a significant failure by the City to recognize the redevelopment potential of the mall which would provide significant amounts of housing as well as employment opportunities in a rejuvenated and revitalized urban format.

## Request of the Province

The delays resulting from this ongoing process are unnecessary. On behalf of our client, we are requesting that the Province utilize its powers as the approval authority to modify OPA 644 to grant the conversion request for the shopping centre. To this effect we request the following modifications:

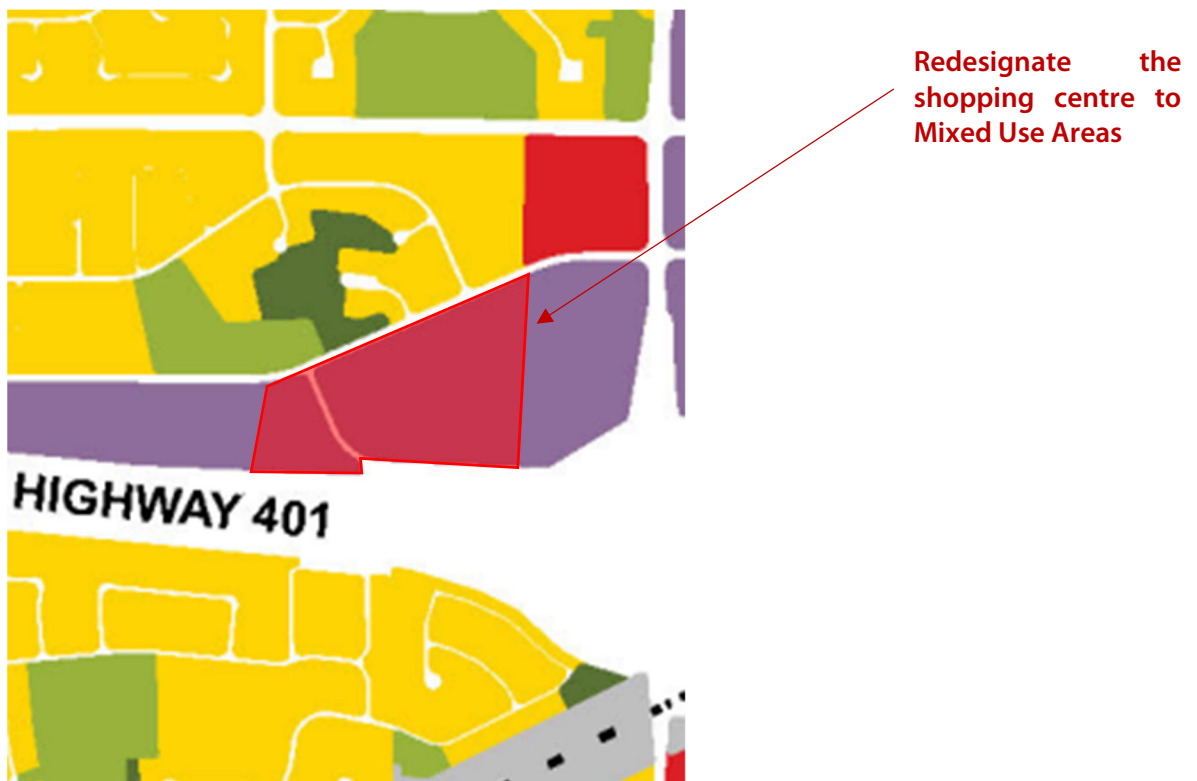
1. We request **removal of the Subject Lands from Employment Areas on Map 2** of the Official Plan as shown below.





**Figure 4** – Removal of Subject Lands from Employment Area as shown on Map 2 of the Official Plan

2. We request the Subject Lands be **designated Mixed Use Areas on Land Use Designation Map 22** (part of Tile Index Map 15 of Appendix 2 of OPA 644) as shown below.



**Figure 5** – Designate Subject Lands from General Employment Area to Mixed Use Area as shown on excerpt from Official Plan Land Use Designation Map 22 (Tile Map 15 of OPA 644, Appendix 2)

## Overall Conclusion

The proposal envisioned for the Subject Lands is one that will contribute to the overall existing and planned mixed use vision intended for this area of the City. This proposal is consistent with and conforms to Provincial Policy and structured around the optimization of existing municipal services, infrastructure and transit services.

The Subject Lands represent situation where a conversion is appropriate, given that the existing use of the Subject Lands represents an underutilization of the Subject Lands in comparison to the proposed development as depicted in the Demonstration Plan, and also considering the marginal impact of the removal of the Subject Lands would have on the City's supply of employment lands.

It is also important to identify that the current use of the Subject Lands is not for employment land employment uses, but rather for an existing retail / commercial uses. ***We note that this request is in alignment with the proposed revisions to the Provincial Policy Statement / Growth Plan where retail areas will no longer be considered "areas of employment" and therefore not "conversions" thereto.*** The proposed redevelopment the conversion would permit allows for the efficient use of the land and the optimization of infrastructure while maintaining the existing retail-commercial planned function through integration of these uses into an urban format.

The proposed conversion of employment lands to a Mixed Use Areas designation meets the intent and purpose of the policies with respect to employment land conversions as outlined in the Growth Plan and the City of Toronto Official Plan and has been demonstrated as follows:

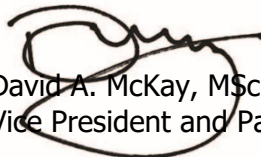
- The proposal will support existing TTC bus routes along Milner Avenue, Sheppard Avenue and Morningside Avenue. The redevelopment will support two proposed MTSAs (Sheppard LRT) which are approximately 400-700 metres north along Sheppard Avenue which is also identified as a "Transit Priority Segment" in the Toronto OP. As per the Demonstration Plan a transit supportive density of up to 1.9 FSI on the initial redevelopment portion of the Subject Lands.
- The proposed conversion is supported by the existing and planned transportation infrastructure as detailed in the Urban Transportation Considerations Report prepared by BA Group. The proposed conversion of the Subject Lands is not expected to have any negative vehicle traffic impact relative to the employment uses already permitted, thereby not affecting transportation capacity in the area.
- The proposed conversion is compatible with adjacent employment uses and will not affect the ability of surrounding facilities to comply with applicable Provincial and City of Toronto regulations, as identified in the RWDI Land Use Compatibility / Mitigation Study.
- The Subject Lands are fully serviced with water, wastewater and stormwater services that ensure the optimization and efficient use of existing municipal infrastructure for the proposed development.

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

Thank you.

Yours Truly,

**MHBC**



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

cc:     *Client*  
          *Project Team*