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BY E-MAIL
gmc@toronto.ca

May 8, 2014

Chair and Members of the Government Management Committee
City Hall
10th Floor, West Tower
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Candy Davidovits

Dear Chair and Members of the Government Management Committee:

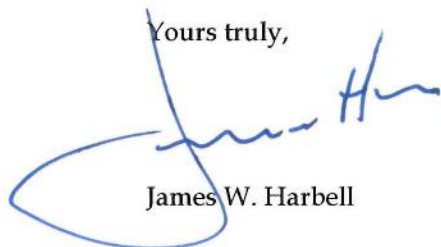
**Re: Government Management Committee Meeting, May 12, 2014
Discussions to Locate the Replacement Don Mills Civitan Arena at Celestica
Government Management Committee Agenda Item No. GM30.14**

We are the solicitors for Celestica International Inc. with respect to the 60 acre property known municipally as 844 Don Mills Road and 1150 Eglinton Avenue East, located at the northwest corner of the intersection of Don Mills Road and Eglinton Avenue East (the "Property").

Please be advised that we have filed an application for Official Plan Amendment for the Property, seeking site-specific policies to set a high level framework and implementation strategy (the "Application"). The Application would permit a substantial size Employment designation along Don Mills Road north from the intersection with Eglinton and Mixed Uses on the balance of the site. The conceptual development plan includes a proposed hockey arena within the Mixed Use designation. A copy of the cover letter to the Application is attached for your information.

We look forward to having discussions with City staff with respect to the Official Plan Amendment application.

Yours truly,



James W. Harbell

/ vs
Enclosure

cc. Mr. Todd Melendy, Chief Compliance Officer, Celestica International Inc.

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May 7, 2014 Toronto Building
File No.: 134434-1001 North York District

Community Planning, North York District
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Mr. Allen Appleby, Director

Dear Mr. Appleby:

**Re: Application for Proposed Official Plan Amendment
844 Don Mills Road and 1150 Eglinton Avenue East, Toronto
Applicant: 1204362 Ontario Inc. (Registered Owner) / Celestica
International Inc. (Beneficial Owner)**

We are the solicitors for Celestica International Inc. ("Celestica"), the beneficial owner of the 60 acre property located at the north-west corner of Don Mills Road and Eglinton Avenue, known municipally as Nos. 844 Don Mills Road and 1150 Eglinton Avenue East (the "Property").

Celestica is a very important component of the local, provincial and national economy with a revenue of approximately \$5 billion dollars in 2013 and employment of approximately 1500 people. Celestica's business revolves around design, engineering, manufacturing and supply chain management services in the electronics technology industry.

Celestica's international head office is located in the building located at 844 Don Mills Road with associated manufacturing and material distribution/warehouse space related primarily to solar panels, located to the rear of the Don Mills building. Approximately 20% of this building is currently vacant. The market for solar panels is declining and manufacturing of solar panels on-site is expected to cease in 2016 with the end of the Ministry of Energy's Feed-In Tariff Program. The existing office building at 1150 Eglinton Avenue East is currently vacant and cannot feasibly be repurposed for office purposes given the interior layout of the building and the current market requirements for Class A or B office space. Overall, approximately 27% of the Property is occupied by buildings, which is a significant underutilization of the site.

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Global competitiveness has caused Celestica's operations to shift and manufacturing is lessening as an economically feasible use of this site. Celestica believes that its operations on the Property will shift from manufacturing to a greater concentration on its role as the company's global headquarters and innovation centre. Supporting the company's transition to higher order employment uses including a modern office building befitting of the headquarters of a global technology company, by increasing the attractiveness of the site to current and potential employees along with prospective technology clients, is critical.

Employment in Toronto's manufacturing sector is decreasing, while office employment is increasing. Jobs in Toronto are also moving away from stand-alone employment areas and into more vibrant mixed use areas. The proposed Official Plan Amendment ("OPA") for the Property allows for and protects for employment uses and jobs consistent with these trends.

The OPA application ("Application") seeks site-specific policies to set a high level policy framework and implementation strategy to permit a mix of uses on the Property with a clear delineation of areas to be used for employment and residential uses. Given the size of the Property, it is anticipated that development will take place in phases. Once the policy framework has been set at the Official Plan level, the required application (s) for Zoning By-law amendment and Site Plan Approval will be submitted to the City.

Enclosed are materials to support a complete application for an OPA to permit the development of employment and residential uses on the Property. Based on input received, the Application differs from the August 2012 Municipal Comprehensive Review conversion request to redesignate the entire site to "Mixed Use Areas".

Planning Context

The intersection of Don Mills Road and Eglinton Avenue East has been recognized as a Mobility Hub by Metrolinx. Mobility Hubs are identified as zones within close walking distance of major new public transit infrastructure where a diverse mix of uses, such as employment and residential uses, should be permitted.

The Eglinton-Crosstown LRT's Don Mills Station is proposed to have a large bus station and a potential Don Mills LRT/subway connection as part of its design. This multi-billion dollar investment in the Eglinton-Crosstown LRT warrants a more diversified and higher density of land use on the Property given the proximity of the station and the potential for the intersection to become an important rapid transit node in Toronto. While the Property and surrounding area currently contain a high concentration of jobs, an increase in employment space and a greater variety of land use, including high density residential uses, are critical to maximizing this multi-billion dollar investment in public transit infrastructure.

The EGLINTONconnects study related to the intensification of land use permissions along Eglinton Avenue in conjunction with the LRT did not evaluate

employment lands for higher densities. The result of this is that the other three corners of the Don Mills Road and Eglinton Avenue East intersection were studied for intensification and included in the “Don Mills Focus Area”, whereas the subject Property was not. The Property is however a significant portion of the Mobility Hub.

The creation of a true mixed-use neighbourhood of a similar scale to that proposed on the other three corners of the intersection, new employment uses within 500 metres of the Don Mills LRT station, new road connections and capitalizing on the \$5 billion dollar investment in transit infrastructure at one of the City’s most important intersections are just a few of the ways that the proposed OPA and the conceptual development plan for the Property substantially fulfill the goals and objectives of the EGLINTONconnects initiative.

The proposal is consistent with the policy directions of the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe and the City of Toronto Official Plan, all of which support intensification on underutilized sites in close proximity to transit infrastructure.

Applicable Official Plan Policies and Requested Amendment

The Property is currently designated for Employment uses under the City of Toronto Part I Official Plan. The lands are in the process of being redesignated to *General Employment Areas* by Amendment No. 231 to the City’s Official Plan which is currently under circulation by the Ministry of Municipal Affairs.

As previously noted, a request to convert Employment lands was submitted to the City in August, 2012, which sought the redesignation of the Property to Mixed-Use Areas and the elimination of the 6,000 square metre restriction on retail uses pertaining to the Property (and other lands within the Don Valley Parkway Corridor).

Celestica’s representatives met with municipal staff subsequent to the filing of the conversion request. In response, the proposed OPA submitted with the Application defines a specific employment area at the axis of the intersection which differs from the more general Mixed Use Areas designation sought in the initial conversion request.

Application Details

The attached conceptual development plan has been created for the purposes of the OPA Application and represents one of many potential master plan configurations that could be developed for the Property. The driving principles of the demonstration concept were to ensure that a balanced mix of uses were incorporated in the appropriate locations on the site and that it support the site’s planned function within a Mobility Hub. The potential of creating a cluster of other companies in compatible fields of research and development on the Property is improved through a mixed use redevelopment of the site and the introduction of the Eglinton Crosstown LRT.

The conceptual development plan maintains portions of the existing site configuration, while distributing a range of residential housing types throughout the western portion of the Property, together with convenience retail, parks, open spaces and community uses. Employment uses are proposed to be located along the eastern edge of the Property, near the Don Mills frontage and a potential entrance to the Don Mills LRT station. The conceptual development plan will allow for an increase in the number and quality of jobs on the site when compared to the 1500 jobs currently on site.

The stability of the employment uses in the surrounding area is strengthened by a commitment to maintain a substantial amount of employment space on site and ensuring that it continues to be located along the Don Mills frontage of the Property.

There are six buildings proposed which comprise the majority of the employment area on the site, four of which contain higher-order office uses and two retail pads to serve the new neighbourhood. The remaining four office buildings range in height from 2 to 8 storeys. The largest office building will incorporate the façade of the existing 844 Don Mills Road building. The office buildings have been arranged along a pedestrian promenade, complete with small scale retail uses and a small parkette. The office buildings have also been oriented in close proximity to the future secondary entrance to the Don Mills LRT/bus station. A total of approximately 86,241 square metres of employment space is proposed on-site.

The mixed-use area of the site includes a range of building types and building heights, with three residential high-rises ranging in height from 33 to 40 storeys located near the Eglinton Avenue East frontage.

The central portion of the conceptual development plan includes five residential high-rises ranging in height from 24 to 31 storeys, together with a series of 4 storey stacked townhouses that extend northwards towards the rail line. A total of approximately 2,900 residential units are proposed. An openspace multi-use path also follows the route of the rail line and connects to the valley system to the east.

A large neighbourhood park is framed by a community facility (currently shown as a hockey arena of approximately 7,089 square metres) along the Eglinton Avenue East frontage.

Parking for the mixed use portion of the site is expected to be below-grade. Parking for the office uses and the community facility will be shared in two above-grade structured parking facilities, while retail pad parking will be located at-grade.

Submission Materials

Prior to submitting this Application, Celestica's representatives consulted with City planning staff to seek advice on the OPA Application submission requirements. Enclosed please find the following supporting materials which Lynne Poole identified as being required for the Application to be deemed "complete":

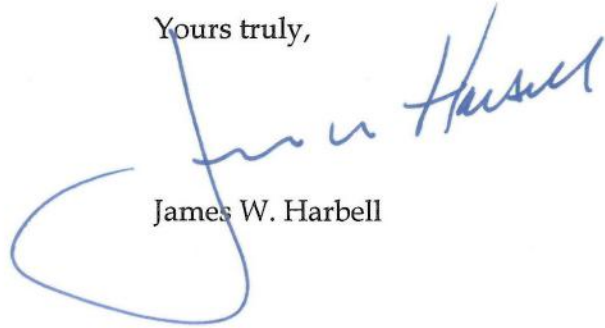
1. Development Approval Application Form;
2. A cheque in the amount of \$16,322.19 payable to the Treasurer of the City of Toronto, which represents the filing fee for this Application;
3. Five (5) copies of the Draft OPA (Text and Schedule);
4. Five (5) copies of each of the following consulting reports:
 - 844 Don Mills Road & 1150 Eglinton Avenue East Planning Rationale Report, prepared by Urban Strategies Inc. dated May 2014;
 - 844 Don Mills Road and 1150 Eglinton Avenue East Celestica Master Plan Heritage Impact Assessment, prepared by E.R.A. Architects Inc. dated May 1, 2014;
 - Celestica Mixed Use Redevelopment 844 Don Mills Road/1150 Eglinton Avenue East Transportation Considerations Official Plan Amendment Report, prepared by BA Group dated May 2014;
 - Celestica 844 Don Mills Road and 1150 Eglinton Avenue East, City of Toronto, Servicing Brief prepared by Stantec Consulting Ltd. dated May 5, 2014; and
 - Letter Report-Natural Heritage Impact Study-Preliminary Findings and Terms of Reference for Field Investigations, Proposed Celestica Site Redevelopment, prepared by Stantec Consulting Ltd. dated April 25, 2014.
5. Twenty (20) copies of the following plans, drawings and surveys:
 - Conceptual Site Plan prepared by Urban Strategies Inc.;
 - Site Context Plan prepared by Urban Strategies Inc.;
 - Reference Plan 66R-23708 prepared by Sexton McKay Limited, deposited May 12, 2008 confirming the boundaries of the Property; and
 - Topographic Mapping of the Property prepared by Cunningham McConnell Limited dated April 30, 2014.
6. One (1) computer generated Building Mass Model- 2D/ 3D (DVD-RW only); and
7. One (1) copy of a sworn Affidavit of Victoria Simon regarding Application information dated May 7, 2014.

PDF copies of the OPA, all plans, drawings, surveys and the Building Mass Model together with the above-noted consulting reports contained in this Application have been included in the enclosed DVD-RW.

We trust that upon receipt of all the information noted above that the Application is considered complete and will be circulated to the appropriate agencies and staff for review.

Thank you for your assistance in this matter. We look forward to working with City staff on the Application. Should you have any questions or require further information, please do not hesitate to contact the writer or Vicky Simon, one of our Land Use Planners who can be reached at (416) 869-5628.

Yours truly,



James W. Harbell

/vs
cc. *Celestica International Inc.*

Conceptual Development Plan

844 Don Mills Road and 1150 Eglinton Avenue East



Perspective view of the conceptual development plan looking north