



December 16, 2019

By Email: [councilmeeting@toronto.ca](mailto:councilmeeting@toronto.ca)

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**Attention: Marilyn Toft, Secretariat Contact**

Dear Mayor and Members of Council:

**Re: Official Plan Review: Final Recommendation Report  
Amendments to the Built Form and Public Realm Policies of the Official Plan  
Item PH11.4 – Planning and Housing Committee**

We are the solicitors for Canadian Tire Real Estate Limited (“CTREL”), the owners of a number of Canadian Tire retail stores across the City of Toronto. CTREL has reviewed the staff report regarding the amendments to the Built Form and Public Realm policies of the Official Plan and the proposed Official Plan Amendments 479 and 480 (the “OPAs”), dated November 7, 2019, and has concerns respecting the impact of the OPAs on its existing retail stores.

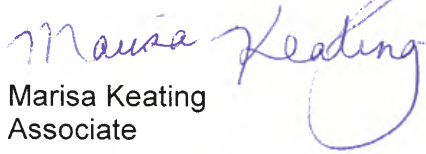
While CTREL supports the general intent of the OPAs to ensure that buildings and surrounding public spaces achieve a high standard of design and quality of life, there are aspects of the OPAs that CTREL does not support. CTREL opposes any policies in the OPAs that would restrict its ability to expand its existing operations and in particular, has the following concerns:

1. Policy 3.1.2.4 removes the word “new” from the existing policy, effectively requiring existing CTREL sites to comply with policies related to vehicle parking, vehicular access and ramps, loading, servicing and storage areas, which are existing conditions, if a minor expansion necessitates a *Planning Act* application. CTREL requests that the word “new” remain. It is CTREL’s position that the policy framework must continue to recognize existing uses and allow for their renovation and/or expansion.
2. Policy 3.1.2.4(e) requires development to limit new, and remove existing surface parking and vehicular access between the front face of the building and the public street or sidewalks. While CTREL acknowledges the City’s preference in removing front facing surface parking when sites are redeveloped, this policy does not provide any recognition for existing conditions. As previously indicated, a minor expansion or renovation of a CTREL retail store that necessitates a *Planning Act* application, such as site plan approval or a minor variance application, will be required to conform to this policy as it does not provide any flexibility for existing conditions. As a result, this policy is overly restrictive and inappropriate. CTREL requests that the words “where appropriate” be added to ensure a flexible application of the policy is maintained.

Please provide the undersigned with notice of any further consideration or decision respecting this matter.

Yours truly,

Cassels Brock & Blackwell LLP



Marisa Keating  
Associate

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cc: Client