



Bennett Jones

Bennett Jones LLP
3400 One First Canadian Place, P.O. Box 130
Toronto, Ontario, M5X 1A4 Canada
T: 416.863.1200
F: 416.863.1716

Andrew L. Jeanrie
Partner
Direct Line: 416.777.4814
e-mail: jeanriea@bennettjones.com

November 8, 2021

Via E-Mail (councilmeeting@toronto.ca)

Council Secretariat
12th Floor, West Tower City Hall
100 Queen Street West
Toronto, Ontario M5H 2N2

Attention: Marilyn Toft

Your Worship Mayor John Tory and Members of Council:

Re: Item No. PH27.2
Zoning Conformity for Official Plan Employment Areas
Addresses: Multiple

We are counsel to the Sunray Group which is the owner of a number of properties in the City of Toronto. As noted in our letter dated June 28, 2021 to the Planning and Housing Committee, a number of our client's properties have "employment" zoning permissions which presently support both hotels and municipal shelters as uses that provide a variation on and often support to the other employment opportunities found in employment zones.

We are writing to express our client's serious concerns regarding City staff's proposed amendments to the various zoning by-laws that apply within the City of Toronto, including Zoning By-law No. 569-2013, Former City of North York Zoning By-law No. 7625, amongst others (being the "**Proposed Zoning Amendments**").

BACKGROUND

By way of background, we wrote to the Planning and Housing Committee last summer and proposed two options to address our client's concerns. One was to defer consideration of the matter to allow time for further discussions with City staff (unfortunately this did not occur). We proposed as an alternative to that request that the Proposed Zoning Amendment specifically exempt our client's properties and allow for the continued permission for hotel and municipal shelters, as well as their reasonable growth and expansion.

Hotels can be a complementary employment use to other employment uses. A strong employment area often includes hotels as a critical component of the overall district, not only as an employment use in and of themselves, but in providing support to other employment uses by allowing business

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travelers to benefit from easy access to the place of business they are travelling to. As is evidence by the many decades many of our client's hotels have been in operation without any serious issues, there are no land use compatibility concerns with these hotels and the abutting uses.

Properties and Existing Uses

We have provided below, three classic examples of the situation that our client is dealing with. The three noted properties are:

55 Hallcrown Place
185 Yorkland Boulevard
1167 Wilson Avenue

All three of the above properties are improved with hotels, but also most recently have been used as municipal shelters. As drafted, the Proposed Zoning Amendments are downzoning our client's properties by removing land use permissions that are being relied upon for decades, and in some cases with specific agreements with City agencies. Both of these uses are specifically permitted today as employment uses and our client wishes to continue with those permissions. In terms of impact of our client's request, we respectfully submit that the existing and previous use of the three (example) properties have supported the neighbourhood and have created no conflict.


840 Dixon Road

Our client has a fourth (representative) property that was initially impacted by the Proposed Zoning Amendments is 840 Dixon Road. We are pleased that City staff have amended the originally proposed zoning for that property and has in fact reintroduced the hotel permission. We thank staff for that recognition that hotels are in fact a true employment use, although recognizably a different type than an office, warehouse or manufacturing facility.

We look forward to the opportunity to further discuss our client's request with City staff. Please provide us with notice of any future meetings at which this matter is to be considered, and of any decisions made by City Council, pursuant to ss. 34 (18) of the *Planning Act*.

Yours truly,

Bennett Jones LLP

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Andrew L. Jeanrie

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