

From: [Alan Heisey](#)
To: [Planning and Housing](#)
Cc: [Councillor Minnan-Wong](#); [Bronskill, David](#); ["Maggie Zhang"](#); [Stephen Ksiazek](#); [Clerk](#)
Subject: PH25.5 - Zoning Conformity for Employment Areas - PHC Meeting June 28, 2021 - 17 254908 NNY 34 OZ
Date: June 25, 2021 1:49:58 PM

Chair Bailao and Members of the Committee

We are the solicitors for 2465855 Ontario Limited the owners of 900 York Mills Road. Our clients made Official Plan Amendment and rezoning applications in 2018 (17 254908 NNY 34 OZ) to permit a mixed-use redevelopment of the above-referenced site with new office, retail and residential uses, while retaining and expanding the existing heritage-listed employment use the Pan Pacific Toronto - Prince Hotel.

The Pan Pacific Prince Hotel may be unique in Toronto, a heritage listed 4 star hotel, located outside of the City's downtown. As the Committee would only be too aware, many suburban hotels have been closed and their sites converted to residential use. The Inn on the Park, the Valhalla and the Seaway Inn to name a few. The recent year with the shut down of travel and tourism has created great hardship for the hotel business.

The proposal contemplates a new rear addition to the existing 21-storey hotel, including a new 10-storey hotel building, a new ballroom and an expanded hotel conference centre.

Along York Mills Road where there are currently large surface parking lots, two residential mixed-use towers with heights of 32 and 26 storeys along with a new 8-storey mid-rise office building will be constructed.

A report prepared by UrbanMetrics Inc. dated February 5, 2018 makes the following findings:

"Our estimates suggest that the proposed development is expected to accommodate approximately 1,460 jobs within the existing and expanded hotel, office building, retail/service establishments, plus work-at-home jobs. This represents a significant increase from the approximately 297 jobs that are currently located on the subject site in the Westin Prince Hotel."

Although this application is characterized as an employment conversion, the only lands that will have their use changed are surface parking lots which will be used to establish new employment and residential uses.

The past year with the shut down of travel and tourism has created great hardship for the hotel business and our client's business, which is currently closed.

We advise that an appeal of OPA 231 was filed in respect of the designation of 900 York Mills Road seeking to have the Subject Site designated "Mixed Use Areas" as part of the appeal. Given the ongoing appeal of OPA 231 through Ontario Land Tribunal Case No. PL140860 it is not appropriate that the Subject Site be included in any of the amending by-laws associated with this Study. We respectfully request that the Subject Site be removed or specifically excluded from any of the amending by-laws associated with the Zoning Conformity for Official Plan Employment Areas Study, including Zoning Conformity for Official Plan Employment Areas.

Kindly provide the author with written notice of any further meetings and/or decisions by Council or its Committees in respect of this matter and provide the author with Notice of Passing of any Zoning Bylaw Amendment.

We would request copies of the Minutes of this meeting of PHC and any Council meeting addressing this matter.

Kindly acknowledge receipt of this email in writing.