

C2 PLANNING
138 – 157 Adelaide St. West
M5H 4E7
Toronto ON



June 28, 2021

To: Councillor Ana Bailão, Chair
Council Members of the Planning and Housing Committee
10th floor, West Tower, City Hall
100 Queen Street West
Toronto, ON
M5H 2N2

Attention: John D. Elvidge, City Clerk
Nancy Martins, Administrator Planning and Housing Committee

Re: Item PH25.5 - Zoning Conformity for Official Plan Employment Areas - Phase 1 Final Report and Phase 2 Update

Dear Chair Bailão and Council Members of the Planning and Housing Committee (“PHC”),

We are the land use planning consultants for the operators of Heritage Funeral Centre - O’Connor Bros. & Ralph Day Chapels, a funeral home and visitation centre at the address municipally-known as 50 Overlea Boulevard in the City of Toronto, which lands are owned by 2041430 Ontario Inc.

50 Overlea Boulevard is zoned as “EO 2.0 (e.0.75; o2.0)(x21)” in *By-law 569-2013* which zoning contains an exception that permits a funeral establishment (defined as “funeral home”), and is designated in the Toronto Official Plan as “General Employment Area”.

The property immediately to the east of 50 Overlea Boulevard, those being *100 Thorncliffe Park Drive*, is specifically proposed to be amended to remove certain land uses considered as sensitive land uses. The land use permissions in Section 8.4 Business Centre Zone – BC, Section 8.4.3 Exceptions, exception b) of the “BC-(2)” Business Centre zoning of the lands in the Former City of East York Leaside By-law 1916, are proposed to be amended to remove land use permissions for a *Private and Public Recreational facility that is a Fitness Centre*.

The zoning conformity exercise provides the City the opportunity to amend the employment zones to remove incompatible sensitive land uses, as proposed by Staff, to bring the By-law into conformity with the uses contemplated in the General and Core Employment Land Use Designations in the Official Plan.

Heritage Funeral Centre - O’Connor Bros. & Ralph Day Chapels wishes to be engaged when Phase 2 of the proposed zoning framework is underway and requests that the City provide C2 Planning and Heritage Funeral Centre - O’Connor Bros. & Ralph Day Chapels notice of any future meeting, reports, decisions or consultations regarding this matter. Please find our respective mailing addresses below:

Heritage Funeral Centre - O'Connor Bros. & Ralph Day Chapels
Attn. Glen Day, Executive Director
50 Overlea Boulevard
Toronto ON
M4H 1B6

C2 Planning
Attn. Christian Chan
Suite 138 – 157 Adelaide Street West
Toronto ON
M5H 4E7

Thank you and Regards,

Christian Chan MCIP/OPPI (Provisional/Candidate)
416-858-2254
christian@c2planning.com

A handwritten signature in blue ink, appearing to read 'Christian Chan', is positioned to the right of the typed name and contact information.