

September 15, 2021

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Planning and Housing Committee  
c/o Nancy Martins, Secretariat Contact  
City of Toronto  
10th Floor, West Tower, City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2

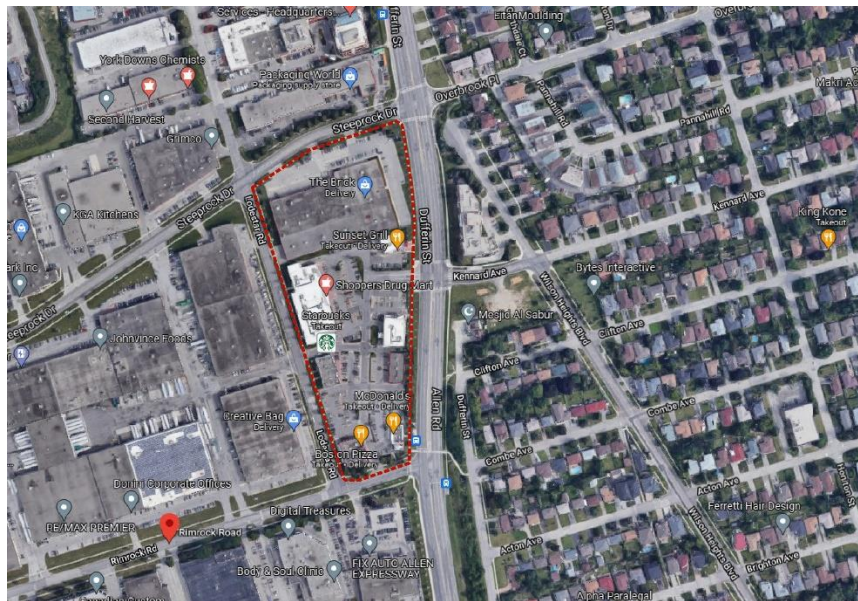
Dear Committee Members:

**Re: PH26.2 Zoning Conformity for Official Plan Employment Areas  
Rimrock Plaza, 150, 160, 170 and 180 Rimrock Road and 1115, 1119, and 1123  
Lodestar Road, City of Toronto**

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We act on behalf of Rimrock Plaza Inc., the owner of the above-noted properties (the “Site”).

The Site is designated *Employment Areas* in the City of Toronto Official Plan and is zoned Industrial Commercial - MC(11)(h) in the former City of North York Zoning By-law No. 7625. The Site is in a ‘hole’ and is not subject to the City of Toronto Comprehensive Zoning By-law 569-2013. We are writing to express our client’s concerns regarding City staff’s proposed amendments to Zoning By-law 7625.



*Aerial of the Site as shown the red dashed line*

As shown on the figure above, the Site is located on the eastern edge of an *Employment Area* where Dufferin Street and Allen Road connect at Kennard Avenue. The Site’s location provides

convenient access to both the traveling public and local residents from the large established residential area immediately to the east.

The Site is composed of a mix of restaurants, retail stores and services intended to serve the general public, which includes a dental clinic, a nail salon, and bank. The site-specific exception no. 11 recognizes the Site's suitability to serve the broader population by allowing for retail warehouse use intended to serve the general public.

As the Planning and Housing Committee is aware, the intent behind the proposed changes is to implement OPA 231. However, as drafted, the proposed changes would prohibit currently permitted and viable employment uses that are compatible on the Site and within the surrounding context.

Specifically, our client has identified the following uses as appropriate for the Site: Adult Education School, Club, Commercial Recreation, Day Nursery, and Fitness Centre. Each of these uses generate appropriate employment opportunities that are compatible with the Site's existing uses and the surrounding context. Further, these uses provide important amenities to nearby local residents who are served by the plaza.

We request that the Site be granted a site-specific exception to allow for the above noted uses to continue to be permitted. Alternatively, we request that the proposed amendments be deferred to allow staff the opportunity to further study the proposed changes, specifically in relation to the Site and in consultation with our client.

Should you have any questions, please contact me or Andrew Everton, a land use planner in our office at 416-637-7570 or [aeverton@airdberlis.com](mailto:aeverton@airdberlis.com).

Yours truly,

AIRD & BERLIS LLP



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Partner

EPC:/aje

cc: Client  
Councillor James Pasternak, York Centre  
Carola Perez-Book, Planner

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