



November 3, 2011

VIA EMAIL (pgmc@toronto.ca)

Planning and Growth Management Committee
City of Toronto
City Hall, 100 Queen St W
10th Floor, West Tower
Toronto ON M5H 2N2

Attention: Ms. Merle MacDonald, Committee Administrator
City Clerk's Department

Dear Chairman and Members of the Committee:

Re: 3621 Dufferin Street, Toronto
Planning and Growth Management Committee Meeting No. 9 - November 8th, 2011
Agenda Item PG9.3

Please be advised that Canada Lands Company (CLC) Limited is the owner of the lands known municipally as 3621 Dufferin Street in the City of Toronto. We are writing with respect to Item PG9.3 being the Preliminary Planning Report for the Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision Applications which CLC filed on August 18, 2011. The report provides preliminary information about the applications, and seeks Planning and Growth Management Committee's direction on the processing of the applications and the community consultation process. The City Planning Division has made the following recommendations:

1. Staff be directed to review the change of land use proposed by these applications concurrently and in the context of the statutory Five Year Review of the Official Plan, which includes a Municipal Comprehensive Review, that has been commenced by the City Planning Division.
2. Upon completion of the Municipal Comprehensive Review, staff be authorized to:
 - (i) Schedule a community consultation meeting for the lands at 3621 Dufferin Street, together with the Ward Councillor.
 - (ii) Provide notice for the community consultation meeting to landowners and residents within 120 metres of the site.
 - (iii) Notice for the public meeting under the *Planning Act* be given according to the regulations of the *Planning Act*.

With respect to Recommendation 1, we were advised by City staff, prior to the submission of our applications, that they would be processed concurrently with the Five Year Review of the Official Plan and Municipal Comprehensive Review. We find this Recommendation acceptable and look forward to working with City staff in this respect.

With respect to Recommendation 2, we would ask that staff be authorized to hold a community consultation meeting not upon the completion of the Municipal Comprehensive Review, but as part of that Review (i.e. to assist in the concurrent processing of the applications). In our opinion, the community should be given the opportunity to participate in the Review, as it relates to these particular applications. Further, we believe that the insights offered by the community (and the community includes a number of different interest groups and stakeholders) would provide planning staff with an important perspective on the proposed land use changes.

Accordingly, we would respectfully request that Recommendation 2 be amended to read as follows:

2. Concurrent with the Official Plan and Municipal Comprehensive Review, staff be authorized to:
 - (i) Schedule a community consultation meeting in early 2012 for the lands at 3621 Dufferin Street, together with the Ward Councillor.
 - (ii) Provide notice for the community consultation meeting to landowners and residents within 120 metres of the site.
 - (iii) Notice for the public meeting under the *Planning Act* be given according to the regulations of the *Planning Act*.

In addition to the benefits which would flow from consulting the public as part of the Review, rather than when it is finished, we also have a concern that if the community consultation meeting is delayed until after the completion of the Municipal Comprehensive Review, there will be a corresponding, and unnecessary delay in the processing of our applications. Within the context of the overall Review, we would expect to have our applications processed expeditiously. CLC has made a significant investment in the development of a well-designed proposal and supporting studies and drawings and the City should process them in a timely manner. Unnecessary delays are costly to all parties.

We appreciate the Committee taking the time to look into this matter and we will also be providing a formal deputation at the November 8th, 2011 Planning and Growth Management Committee meeting. We look forward to working with the City on this exciting project, concurrent with the Official Plan and Municipal Comprehensive Review.

Yours very truly,

CANADA LANDS COMPANY CLC LIMITED



Norm Jarus
General Manager, Real Estate, Ontario



James Cox MCIP RPP
Director of Urban Planning and Project Manager

cc: Councillor Maria Augimeri
Gary Wright, Chief Planner
Neil Cresswell, Manager, City Planning Division
Andria Sallese, Planner, City Planning Division