

November 7, 2011

Our File No.: 11-0369

Via Email

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

Attention: Ms. Merle MacDonald

Dear Sirs/Mesdames:

**Re: Item PG9.2 – 9 Tippet Road
Official Plan and Zoning By-law Amendment Application**

We are solicitors for Tippet Developments Inc., the owner of the property known municipally as 9 Tippet Road in the City of Toronto (the “Subject Property”). On August 11, 2011, our client filed applications for official plan and zoning by-law amendments in respect of the Subject Property. We are writing to provide our client’s comments in respect of the above-noted item, which is a preliminary report from City staff regarding these applications.

Recommendation #1

City staff are recommending that 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.

Our client is generally supportive of this recommendation and will work with City staff in this respect. However, our client respectfully submits that City staff should be directed to report directly to North York Community Council with a recommendation report regarding these applications by June 2012, when sufficient progress has been made in respect of the Municipal Comprehensive Review.

The reason for this request is that the applications in respect of the Subject Property should be the subject of a separate staff report and not form part of any recommendation returning to Planning and Growth Management Committee as part of the Five Year Review of the Official Plan. Further, as the basic findings from the Municipal Comprehensive Review are developed,

the land use decision in respect of the Subject Property will have to consider site- and area-specific planning considerations that are best considered at the Community Council level.

Recommendation #2

City staff are recommending that staff be authorized to schedule a community consultation meeting for the Subject Property (with appropriate notice of the community consultation meeting and the public meeting under the *Planning Act*) upon completion of the Municipal Comprehensive Review.

Our client respectfully requests that staff be directed to hold a community consultation meeting for the Subject Property as part of its review of these applications and the Municipal Comprehensive Review, as opposed to upon completion of the Municipal Comprehensive Review. The community should be afforded an opportunity to participate in the review of these applications and the Municipal Comprehensive Review. Comments from the community may provide staff with additional information regarding the land use changes proposed by these applications. In addition, waiting until the completion of the Municipal Comprehensive Review could result in significant and unnecessary delay in the processing of these applications.

As such, we would suggest that Recommendation 2 be amended to include the typical recommendation regarding *Planning Act* applications, which we have included below:

2. The Planning and Growth Management Committee:

- (i) Direct City staff to schedule a community consultation meeting for the lands at 9 Tippet Road together with the Ward Councillor.
- (ii) Direct notice for the community consultation meeting to be given to landowners and residents within 120 metres of the site, and to additional residents and owners to be determined in consultation with the Ward Councillor, with any additional costs to be borne by the application.
- (iii) Direct notice of the public meeting under the *Planning Act* be given according to the regulations the *Planning Act*.

Conclusion

Our client believes that these applications represent an exciting opportunity for revitalization and investment in close proximity to a major transit station. We are hopeful that these applications can be processed in an efficient manner and believe that the above-mentioned suggestions represent small improvements to the process for considering these applications. For convenience, we have included our client's respectfully suggested motions as a schedule to this letter.

Our client looks forward to working with City staff, the community and the Ward Councillor on this matter.

Yours very truly,

Goodmans LLP

A handwritten signature in black ink, appearing to read 'D Bronskill', written in a cursive style.

David Bronskill

DJB/

cc: Client
Councillor Pasternak

SCHEDULE – SUGGESTED MOTIONS

The Planning and Growth Management Committee:

1. Direct staff to process these applications concurrently with the City's Five Year Review of the Official Plan, which includes a municipal comprehensive review, and to report directly to North York Community Council with a recommendation report regarding the applications by June 2012 when sufficient progress will have been made in respect of the municipal comprehensive review component of the City's Five Year Review of the Official Plan to determine how these applications fit with overall City objectives.
2. Direct City staff to schedule a community consultation meeting for the lands at 9 Tippet Road together with the Ward Councillor.
3. Direct notice for the community consultation meeting to be given to landowners and residents within 120 metres of the site, and to additional residents and owners to be determined in consultation with the Ward Councillor, with any additional costs to be borne by the application.
4. Direct notice of the public meeting under the *Planning Act* be given according to the regulations the *Planning Act*.