

**AIRD & BERLIS LLP**

Barristers and Solicitors

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PG28.2.233

November 28, 2013

BY EMAIL

File No. 115067

Mayor and Members of Council  
c/o City Clerk's Office  
City of Toronto  
10th Floor, West Tower City Hall  
100 Queen Street West  
Toronto, Ontario M5H 2N2

Your Worship and Members of Council:

**Re: PG28.2 Official Plan and Municipal Comprehensive Reviews:  
Amendments to the Official Plan for Economic Health and Employment  
Lands Policies and Designations and Recommendations on Conversion  
Requests**

**M&S Investments**

**393 Sorauren Avenue and 1947 Dundas Street West, City of Toronto**

Aird & Berlis LLP is counsel to M&S Investments, the owner of lands municipally known as 393 Sorauren Avenue and 1947 Dundas Street West (collectively, the "Site") in the City of Toronto.

Our office had previously written to City Staff to request that the Site be considered a candidate for conversion from its present Employment Areas designation. According to the draft version of Official Plan Amendment No. 231, as recently modified and recommended for approval by Planning and Growth Management Committee, the Site is proposed to be re-designated as Core Employment Area subject to Site and Area Specific Policy No. 154. Site-Specific Policy 154 will permit employment, place of worship and residential uses of the Site, subject to such uses being compatible with any employment uses in the building or adjacent area, as well as other criteria.

M&S Investments is generally pleased with Site-Specific Policy 154 as it effects the Site, save and except for proposed policy (a)(iv). Proposed policy (a)(iv) would require that residential and place of worship uses be located a minimum of 30 metres from the nearest rail corridor. There is a rail corridor that runs to the immediate east of the Site.

M&S Investments asks that proposed policy (a)(iv) be revised to provide site-specific flexibility in the determination of the required setback from the rail corridor. For example, the policy could provide for an ability to vary the 30 metre setback requirement where a satisfactory noise and vibration study has been provided to City Staff.

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Please accept this written submission pursuant to subsection 26(5) of the *Planning Act*. Please also provide my office with notice of any decision affecting the Site. My office and my client are available to meet with City Staff at their convenience.

If you have any questions please do not hesitate to contact the undersigned.

Yours truly,

AIRD & BERLIS LLP



Patrick J. Harrington  
PJH/jh

cc: Keri Voumvakis, Acting Director, Strategic Initiatives, Policy and Analysis, City Planning  
Client

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