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December 10, 2013
File No.: 121989.1003

Mayor and Members of Council
City of Toronto
Metro Hall, 24th Floor
55 John Street
Toronto, ON M5V 3C6

Attention: Your Worship and Members of Council

Dear Madam:

**Re: City Council Meeting - December 16/17, 2013
Planning and Growth Management Committee Matter
Proposed Official Plan Amendment No. 231 Pertaining to Economic Health Policies and
the Policies, Designations and Mapping for Employment Areas ("OPA 231")
Owner: Sisters of St. Joseph
Property: 101 Thorncliffe Park Drive
Municipality: Former municipality of East York**

We represent the Sisters of St. Joseph, owners of the property municipally known as 101 Thorncliffe Park Drive (the "Property"). A two-storey office building with surface parking to the rear is currently located on the Property. The purpose of this letter is to bring to your attention concerns our client has with respect to the redesignation of its Property by Official Plan Amendment 231 ("OPA 231") pertaining to new Economic Health and Employment policies which will be considered by City Council at its meeting on December 16/17, 2013.

We have had the opportunity to review the Staff report on "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" dated November 5, 2013. While our client is supportive of the City's efforts to protect employment uses, on behalf of our client, we wish to raise the concerns below with respect to OPA 231.

Compatibility with Surrounding Land Uses

The open space/utility corridor one property to the north of the Property forms a natural boundary between the lighter industrial/commercial uses south of the corridor and the heavier industrial uses located in the *Employment District* to the north of the corridor.

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OPA 231 should be strengthened by a more supportable physical division of the Employment uses permitted north and south of the corridor.

Lands east of the properties fronting on to the east side of Thorncliffe Park Drive are proposed to be designated *Regeneration Areas*, a designation that will permit additional residential or other land uses considered "sensitive" by the Ministry of the Environment. It would be more appropriate to buffer the lands to be designated *Regeneration Areas* with lands designated for *General Employment Areas* uses in order to prevent the type of land use conflicts which can arise when heavy industrial uses are permitted in proximity to lands which permit residential development.

Additionally, a designation of *General Employment Areas* on the Property would also be compatible with lands so designated immediately to the south of the Property which front on to Overlea Boulevard.

In summary, a *General Employment Areas* designation would be appropriate for the Property, would have no adverse impacts on the strength of the Employment Area and would be more compatible with the character of the existing lighter employment uses in proximity to the Property on the east and west sides of Thorncliffe Park Drive, north of Overlea Boulevard.

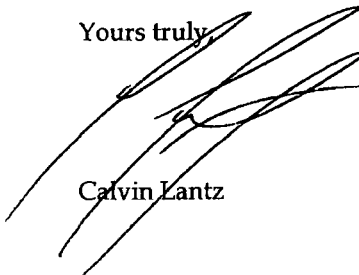
Conclusion

There are policies in OPA 231 that are of concern to our client, in particular, such policies that may adversely affect the current and future employment use of the Property. The above noted concerns with OPA 231 are not exhaustive and we would welcome the opportunity to discuss them with City staff. This correspondence serves to protect our client's right to appeal OPA 231 to the Ontario Municipal Board, should it be required. We also reserve the right to raise additional comments and concerns as OPA 231 is subject to further refinement and Council approval.

Please keep us apprised of the status of the OPA 231 by providing us with copies of any further staff reports, notice of any further public meetings, committees of Council and Council meetings and copies of all decisions made by Council, that are concerned with this OPA.

Should you have any questions respecting this request, kindly contact the writer at your earliest convenience.

Yours truly,



Calvin Lantz

CL/
cc.

- Amanda Garrett, *Sisters of St. Joseph*
- Mr. Paul Bain, *City Planning*
- Ulli S. Watkiss, *City of Toronto Clerk*
- Nancy Martins, *Administrator, Planning and Growth Management Committee*