

PG28.2.272

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VIA E-MAIL & ORIGINAL BY RUSH COURIER

Mayor and Members of Council
City of Toronto
10th Floor, West Tower City Hall
100 Queen Street West
Toronto, Ontario M5H 2N2

Your Worship and Members of Council:

**RE: Item 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
3560, 3580 and 3600 Lakeshore Blvd. West, Toronto**

We are writing on behalf of our client, Lakeshore EMPC Limited and 2226704 Ontario Inc. with respect to its property municipally known as 3560, 3580 and 3600 Lakeshore Blvd. West, Toronto (the "Property"). Applications for an Official Plan, Zoning By-law Amendment and Draft Plan of Subdivision have been made with respect to the Property in 2010 and 2012 (the "Applications").

Given the submission dates for the Applications, the policies in the proposed Official Plan Amendment No. 231 should not apply to the Property. It is a well-accepted principle that official plan policy should not be retroactively applied.

In the case of the Property, we suggest that the direction should be that any adjacent employment uses should be compatible with residential uses, given the surrounding existing stable residential area, which the proposed policies unfortunately do not require.

We seek confirmation that the new proposed policies do not impact the Applications which have been recommended by City Planning Staff for approval, given they may unintentionally create a burden or impediment to the Applications, by placing all of the burden on the new sensitive use, while not recognizing that existing industries may or may not be in compliance with the existing regulatory framework.

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

Yours truly,



Cynthia A. MacDougall

c. Clerk, Ulli Watkiss
Lucy Cameron