

2013 DEC 16 AM 7 34

PC28.2.273



**WESTON  
CONSULTING**

planning + urban design

City Council, City of Toronto  
100 Queen St. West  
Toronto ON  
M5H 2N2

December 15, 2013  
File 6376, 5875

**Attn: Mayor, Deputy Mayor and Members of Council**

Dear Sir/Madam,

**RE: City of Toronto Official Plan  
Municipal Comprehensive Review (December 12 Staff Report, Item PG28.2)  
630 Kipling Avenue/3 Queensway Lion Court  
1306/1310 The Queensway**

Weston Consulting is the planning consultant for LUCMAR Holding Ltd. and David H. Green Investments, which are the owners of 630 Kipling Avenue/3 Queensway Lion Court and 1306/1310 The Queensway in the City of Toronto.

The following is provided in response to the Staff Report to City Council, dated December 12, which provides supplementary information pertaining to the Official Plan review and specifically requests for conversions that were considered by the Planning and Growth Management Committee on November 21, 2013.

We wish to provide the following comments for Council's consideration in relation to the Staff Report as follows:

1. The Planning and Growth Management Committee recommendation for the properties recognized the existing condition on the east side of the intersection of the Queensway and Kipling Avenue, which is already mixed use. The proposed conversion would complete all four corners of a "gateway" to this key area of the City. The conversion to mixed use for the properties at the intersection would also complete the Business Improvement Area, which has been established to the east and would reinforce the prominence of this intersection and create a gateway for mixed uses, including the retention of existing employment and retail uses.
2. The Planning and Growth Management Committee recommendation for the 630 Queensway/3 Queensway Lion Court property did not include a conversion of the entire property to non-employment uses as desired by the owner. In particular, the Committee recommendation included the retention of an employment area designation for the southern portion of the lands adjacent to the Gardiner Expressway. Essentially, this

portion of the lands cannot be considered a conversion to non-employment lands as it is proposed for the General Employment designation.

3. The reference made on Page 8 of the Staff Report indicates that Municipalities should retain employment lands near major interchanges. The Growth Plan (Section 2.2.6.9) states:

"Municipalities are **encouraged** [emphasis added] to designate and preserve lands within *settlement areas* in the vicinity of existing major highway interchanges, ports, rail yards and airports as areas for manufacturing, warehousing, and associated retail, office and ancillary facilities, **where appropriate** [emphasis added]."

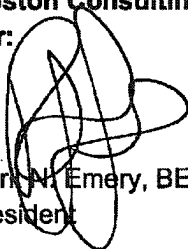
This policy is not obligatory and permits discretion on the part of the Municipality to consider the policy when planning for employment areas. The retention of the southern portion of the 630 Queensway/3 Queensway Lion Court property for employment uses demonstrates adequate consideration for this policy and in our opinion, the Planning and Growth Management Committee's recommendation for the subject lands does not conflict with Growth Plan policy 2.2.6.9.

4. There are a series of references in the Staff Report to environmental considerations for employment lands in relation to land use compatibility. These matters have been addressed for both properties through detailed noise and air quality assessment. As stated previously in written submissions and at the Planning and Growth Management Committee Meeting of November 21, 2013, these assessments provide support for the proposed conversions. We cannot confirm whether Staff have reviewed these reports; however, they would also be submitted in support of development applications for the lands in the future.
5. It is also recognized that neither of the two properties currently contain core employment uses, in part due to the mixed use character of the area. The subject properties currently support retail and service commercial uses, which will be retained. The existing uses of 1306/1310 The Queensway will remain on the subject property in new mixed use format.

Thank you for the opportunity to provide these further comments. Please do not hesitate to contact Ryan Guetter (ext. 241) or the undersigned if you have any questions.

Yours truly,  
Weston Consulting

Per:



Mark N. Emery, BES, MCIP, RPP  
President

FOL

- c. City Clerk, City of Toronto
- Councillor Peter Milczyn, City of Toronto
- Neil Creswell, City of Toronto
- Kerri Voumvakis, City of Toronto
- Paul Bain, City of Toronto
- Barry Horosko, Bratty and Partners LLP
- David Green, Queensway Audi
- Rick Zanon, Queensway Audi
- Carmine Nigro, Craft Development Corporation
- Ryan Guetter, Weston Consulting