

March 4, 2013

Mayor and Council  
c/o City Clerk  
Attn. Frances Pritchard  
City of Toronto  
100 Queen Street West  
Toronto, ON, M5H2N2

Mr. Mayor and Members of Council:

**RE: DRAFT HARMONIZED ZONING BY-LAW  
170 NORTH QUEEN STREET  
QUAESTUS MANAGEMENT CORP.  
OUR FILE 0650Q**

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We are writing on behalf of our client, Quaestus Management Corp. ("Quaestus"), regarding their site at 170 North Queen Street in West District. The site currently contains an existing industrial building and is zoned Class 2 Industrial (I.C2) in the former City of Etobicoke Zoning By-law.

The site is subject to the Employment Area designation in the current Official Plan, and the Sherway Centre site and area specific policies (SAS 19 and 20). In discussions with the Official Plan Employment Area Review team, the site is being considered for a 'Retail Employment Area' designation (see attached correspondence). The Retail Employment Area designation is intended to permit all uses permitted in other employment designations plus a broad spectrum of retail.

Quaestus is contemplating the reuse of portions of the existing building and constructing a new building for retail, commercial recreation, and restaurant uses. These uses are supported by SAS 19 and 20 in the Official Plan.

Currently, the I.C2 Zone permits, among others, the following uses:

- Amusement arcades;
- Banks;
- Banquet halls;
- Bingo Halls;
- Bowling alleys;
- Cinemas;
- Commercial sport/recreational facilities;
- Curling rinks;
- Entertainment facilities;
- Fitness Clubs;
- Nightclubs; and
- Restaurants (standard, take-out, convenience).

The site is proposed to be zoned Employment (E) in the draft Harmonized Zoning By-law. This zone does not recognize use permissions that the site currently enjoys. Specifically, cinemas, entertainment facilities, and commercial sport facilities will no longer be permitted.

Further, the Harmonized Zoning By-law imposes restrictions on restaurants which do not exist in the current Zoning. The restrictions of the new by-law would limit restaurants on this site individually or collectively to a maximum of 500 square metres.

Entertainment and recreation uses (which in our interpretation includes the above-noted uses) are permitted in the current Employment Area designation of the Official Plan, when they front onto a major street shown on Map 3 of the Plan, per Section 4.6.2. North Queen Street is identified as a major street in Map 3 of the Official Plan. Therefore the current Official Plan policies permit the entertainment uses that are being taken away by the Harmonized Zoning By-law.

The uses being taken away are consistent with the in-effect Official Plan and the current draft of the employment area policies prepared for the Official Plan Review, and there is no planning justification for their removal and restriction. Therefore we request that Planning and Growth Management Committee direct staff to exclude this site from the Harmonized Zoning By-law pending further staff review. Such review should consider the draft employment area policies of the Official Plan Review.

We would be happy to meet with City staff to discuss this matter. If you have any questions, please feel free to contact the undersigned.

Thank you,  
**MHBC**



David A. McKay, MSc, MCIP, RPP  
cc: *Barry Godfrey*



Ryan Moore, MPI, MCIP, RPP, LEED® AP

## Ryan Moore

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**From:** Paul Bain [pbain@toronto.ca]  
**Sent:** February-14-13 9:35 AM  
**To:** Ryan Moore  
**Cc:** Cantos, Jeffrey; Godfrey, Barry; Hill, Sharon; David McKay  
**Subject:** Re: City of Toronto Draft Official Plan Employment Area Policies - 170 North Queen Street

Hello Ryan.

I had confirmed to David M. that the 'Sherway Gardens subway area' site and area specific policies would remain in the OP. Given the content of the site specific we will indeed consider whether a retail employment area designation may be more appropriate.

Paul

Paul Bain, MCIP RPP  
Project Manager, Official Plan Review  
Strategic Initiatives, Policy and Analysis  
City Planning Division  
T: 416-392-8781



>>> Ryan Moore <[rmoore@mhbcplan.com](mailto:rmoore@mhbcplan.com)> 2/13/2013 2:33 PM >>>

Hi Paul;

The site at 170 North Queen Street is proposed to be designated 'General Employment' in the draft new employment area policies. We had asked for clarification in a letter dated February 5<sup>th</sup> as to whether site and area-specific policies 19 and 20 in the current Official Plan would remain in effect. Further to your discussion with David yesterday, given the site-specific provisions for retail on the site through the current site and area-specific policies, we would like to request that the site be redesignated to 'Retail Employment Area' instead of 'General Employment Area,' in order to implement the provisions of site and area-specific policies 19 and 20.

If you would like to discuss, please feel free to call David or myself.

Thank you,

**Ryan Moore**, MPI, MCIP, RPP, LEED® AP  
Senior Planner

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