

November 14, 2013

Planning and Growth Management Committee
10th floor, West Tower, City Hall
100 Queen Street West,
Toronto, ON M5H 2N2

Attention: Nancy Martins, Secretariat Contact, Clerks Department

Dear Ms. Martins,

**Re: Southwest Parcel – Morningside Avenue and Finch Avenue East
City of Toronto Official Plan Employment Policies Review
Conversion Request
Mattamy Staines Limited
Our File: 13.523**

Walker, Nott, Dragicevic Associates Limited (WNDAL) has been retained by Mattamy Staines Limited ("Mattamy") to conduct a review of, and make submissions on their behalf as related to, the Revised City of Toronto Official Plan Employment Policies. We understand that Official Plan Amendment 231 is to be presented to the Planning and Growth Committee at a special meeting scheduled for Thursday, November 21, 2013.

WNDAL submitted a letter, included as an attachment to this letter, on April 19, 2013 to Mr. Paul Bain, Project Manager, Official Plan Review requesting a removal of the above noted site from an Employment designation in order to preserve the permitted uses on the site as stated in the Morningside Heights Secondary Plan and as permitted in the Morningside Heights Community zoning by-law.

Further to our letter on April 19, 2013, we are requesting notice of the notice of approval of Official Plan Amendment.

We trust that this request is sufficiently clear however, should you have questions or require clarification, please do not hesitate to contact the undersigned.

Yours very truly,

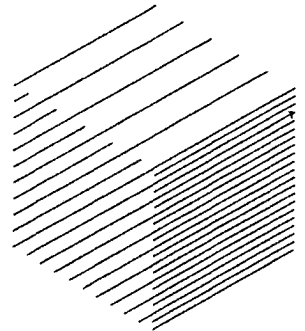
WALKER, NOTT, DRAGICEVIC ASSOCIATES LIMITED
Planning · Urban Design



Robert A. Dragicevic, MCIP, RPP
Senior Principal
Encl.

cc. Paul Bain, Project Manager, Official Plan Review
Anna Czajkowski, Senior Planner
Tim Warner, Senior Vice President, Mattamy

**Walker, Nott, Dragicevic
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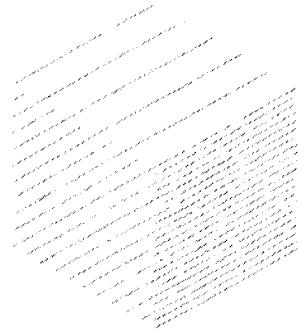
Andrew Ferancik, MCIP, RPP
Senior Associate

Martha Coffey
Controller

**Walker, Nott, Dragicevic
Associates Limited**
Planning
Urban Design

April 19, 2013

City Planning
Toronto City Hall
100 Queen Street West
Toronto, Ontario
M5H 2N2



Attention: Paul Bain, Project Manager, Official Plan Review

Dear Mr. Bain

**Re: Southwest Parcel – Morningside Avenue and Finch Avenue East
Employment Review- Conversion Request
Mattamy Staines Limited
Our File: 13523**

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Suite 701
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Walker, Nott, Dragicevic Associates Limited has been retained by Mattamy Staines Limited ("Mattamy") to conduct a review of the above noted property in the context of the Employment lands component of the Official Plan Review Process. This letter sets out some background to the planning approvals in place and includes a request for a reconsideration of the employment designation of these lands ('Subject Site').

Under the existing, in force, City of Toronto Official Plan (OP), the Subject Site is placed within an Employment Areas designation, within a larger Employment District which also encompasses the heavy industrial use areas to the west of the rail corridor. The Subject Site is also subject to the policies of the Morningside Heights Secondary Plan. The policies of the Secondary Plan supercede those of the OP as they relate to the Subject Site and Section 1.2.2.4 of the secondary plan indicates that the Subject Site is "intended to develop with a wide range of commercial facilities."

The secondary plan policies are therefore more permissive to commercial use than typically permitted in the Employment Areas designation.

Under the latest draft version of the Employment policies the Subject Site is proposed to be located within a Retail Employment Areas designation. This designation expands the overall range of uses permitted on the site to include Core and General employment uses, previously not permitted under the Morningside Heights Secondary Plan.

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Robert A. Dragicevic, MCIP, RPP
Senior Principals

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Mr. Paul Bain

As part of the ongoing review the City of Toronto is considering applications for conversion as part of its OP Review process. To date, 85 requests for conversion have been made by landowners. A total of 65 requests have been reviewed and, on a preliminary basis, 26 properties are proposed to be redesignated.

The Subject Site is included in the Morningside Heights By-law. The Subject Site is placed within a Community Commercial zone. This zone permits the following uses:

- Financial institution
- Business and Professional office
- Custom workshop for sale of goods on premises to include only a Tailor Shop and Bake Shop
- Day Nursery
- Places of Entertainment and recreation
- Restaurant, Tea Room Cafeteria, Tavern
- Drive-through Restaurant
- Retail Store
- Service Shops and Agency
- Studio
- Health Club
- Landromat
- Dry Cleaning Depot
- Library

Uses generally associated with an employment use such as manufacturing, warehousing and office uses are not permitted within this zone. The zoning is consistent with the provisions of the secondary plan which envisioned this site as being developed with retail uses.

The Subject Site's location, in proximity to residential uses (ie. sensitive uses), makes it unsuitable for the broader range employment use now contemplated in the draft policies.

The railway corridor along the west of the Mattamy ownership is significant physical barrier between the Mattamy lands and the Employment District. This separation by the rail corridor reduces if not eliminates the "serving" relationship expected between a Retail Employment Area and the Core and General Employment Area on the west side of the rail corridor.

The existing planning policy related to the Mattamy lands was developed to provide retail uses as a buffer between the employment uses to the west and the sensitive residential uses to the east. Mattamy has pursued retail use of this property since the Secondary Plan was approved and the Morningside alignment finalized without success.

Mr. Paul Bain

In our view the Mattamy lands should be considered for alternate and additional land uses, including retail and commercial uses and residential use. A mixed use development incorporating retail, commercial and residential uses would represent a more viable use for the lands. A development of this nature would be expected to be required to be consistent with the policies within Section 2.2 of the Morningside Heights Secondary Plan related to Buffering and Mitigation in order to protect the viability of the employment lands to the west and the sensitive uses to the east from the potential negative impacts related to noise, dust and vibration associated with the employment uses to the west.

On behalf of Mattamy we would request staff consideration to the removal of the Mattamy lands from Employment Areas designation as part of the ongoing review process.

We and our client are available to discuss this matter further and would look forward to commencing that dialogue.

Yours very truly,

WALKER, NOTT, DRAGICEVIC ASSOCIATES LIMITED
Planning · Urban Design



Robert A. Dragicevic, MCIP, RPP
Senior Principal

cc. Scarborough District
Anna Czajkowski, Senior Planner
Tim Warner, Senior Vice President, Mattamy