



BOUSFIELDS INC.

Project No. 1303

November 19, 2013

Planning and Growth Management Committee
c/o Ms. Nancy Martins
10th Floor, West Tower, City Hall
100 Queen Street West
Toronto, Ontario M5H 2N2

Dear Chair and Committee Members:

**Re: November 21 Special Public Meeting
Five-Year Official Plan Review/Municipal Comprehensive Review
1450 Don Mills Road, Toronto**

We are planning consultants to The Rose and Thistle Group Ltd. with respect to its property located at 1450 Don Mills Road, on the west side of Don Mills Road just south York Mills Road (the "subject property"). The subject property is 2.04 hectares (5.03 acres) in size and is currently developed with a 3-storey office building. It is currently occupied by Postmedia, which will be relocating to Downtown Toronto.

We have reviewed draft Official Plan Amendment (OPA) 231 released on October 31st and the accompanying staff report dated November 5, 2013.

For the reasons outlined below, we request that a Site and Area Specific Policy be applied to the site to permit a private school and training facility use in addition to those uses already permitted by the *General Employment Areas* land use designation.

A potential replacement tenant for the existing office building on the subject property would operate a private school and vocational training facility for special need students of all ages including elementary, secondary and post-secondary students. The school facility would allow for the ongoing research of different teaching techniques and technologies to improve the lives of the students and prepare them with the necessary skills to be active participants in the real world including the work force. The school facility would also have a community recreational centre, which would be used to develop students' life and social skills and encourage leisure, health and wellness. It is also an opportunity to integrate with the broader community, as it would be open to the surrounding community.

This proposed use would be compatible with the existing educational facilities in the surrounding area. While not recommended by staff in draft OPA 231 to be permitted in the *General Employment Areas*, it is our opinion that the proposed private school and vocational training facility use be permitted through a Site and Area Specific Policy applying to the site.

The proposed private school and vocational training facility uses on the subject property meet the intent of the current *Employment Area* policies, which allow for business and trade schools and branches of colleges and universities along major streets. The subject site is located along Don Mills Road at the edge of the employment area.

From a zoning perspective, the current MO zoning permits a number of school uses, including adult education schools, colleges, commercial schools and university uses.

While it is understood that the restriction on school uses is being proposed by staff to address a concern that such uses may be considered to be “sensitive land uses”, this concern would not appear to apply in the specific circumstances of the subject property. The property is located at the boundary of the business park, and is bounded to the east by valley open space/golf course uses. To the south and west, the property is bounded by a number of office and service commercial uses and is well separated from industrial uses. Furthermore, there are a number of existing schools (private schools and business and trade schools) that are currently operating within the surrounding employment area, as well as the University of Toronto Centre for Continuing Dental Education, which is also located along the edge of the employment area at 1440 Don Mills Road.

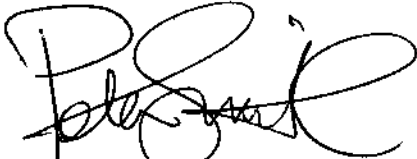
Given the context of the surrounding area and that the applicable zoning provisions permit such institutional uses, applying a site and area specific policy to the subject site is an appropriate approach. In this regard, staff have recommended the introduction of a number of Site and Area Specific Policies (e.g. Nos. 3, 425 and 426) that would permit institutional uses such as trade schools in *Employment Areas*.

We understand that staff’s recommendations as set out in draft Official Plan Amendment 231 will be considered at the Special Public Meeting of Planning and Growth Management Committee on November 21, 2013. Please include this letter as our official objection on behalf of The Rose and Thistle Group Ltd. regarding staff’s recommendations for the subject property at 1450 Don Mills Road.

Thank you for your consideration of the foregoing comments. Should you require any additional information, please do not hesitate to contact me or David Huynh of our office.

Yours very truly,

Bousfields Inc.



Peter F. Smith, MCIP, RPP

*cc: Kerri Voumvakis – Director, Strategic Initiatives, Policy & Analysis
Norma Walton – The Rose and Thistle Group Ltd.
Adam Brown – Sherman Brown Dryer Karol*