



ZELINKA PRIAMO LTD
A Professional Planning Practice

VIA EMAIL AND REGULAR MAIL

November 20, 2013

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

Attention: Ms. Merle McDonald, Administrator

Dear Ms. McDonald:

**Re: Proposed Official Plan Amendment No. 231
City of Toronto Official Plan/Municipal Comprehensive Reviews
November 5, 2013 Draft Policies and Designations for Employment
Preliminary Comments on Behalf of Loblaw Properties Limited
1020 Islington Avenue
Toronto, ON
Our File: LPL/TOR/11-03**

We are the planning consultants for Loblaw Properties Limited (Loblaw) for the City of Toronto Official Plan/Municipal Comprehensive Reviews. Loblaw is the lease holder of lands known municipally as 1020 Islington Avenue in the City of Toronto.

In our letters dated February 13, 2013 and October 31, 2013, we provided preliminary comments on behalf of Loblaw for the Draft Policies and Designations for Employment related to the City of Toronto Official Plan/Municipal Comprehensive Reviews as they pertain to 1020 Islington Avenue. We note that coincidentally on October 31, 2013, the City released a revised version of OPA No. 231 for public review.

On November 13, 2013, Loblaw was made aware of the November 5, 2013 Staff Report for the Official Plan/Municipal Comprehensive Reviews related to Employment Lands and the associated Draft OPA No. 231. It is our understanding that the November 5, 2013 Staff Report will go to a statutory Special Public Meeting of the Planning and Growth Management Committee on November 21, 2013.

For the lands at 1020 Islington Avenue, we adopt all of the comments for the November 5, 2013 OPA no. 231 Draft Official Plan policies as set out in our accompanying letter dated November 20, 2013. In addition, at this time, our preliminary comments specific to 1020 Islington Avenue are as follows:

- We reiterate that under Map 40, the entire parcel located at 1020 Islington Avenue should carry over the Mixed Use Area designation. While the frontage along Islington Avenue appears to carry over the Mixed Use Area designation, the rear portion of the lands is proposed to be designated Core Employment, which results in a split designation. The implementation of a split designation is difficult, whereby there would be differing land use permissions and tests under

the Official Plan. The City of Toronto Zoning By-law No. 569-2013 maintains the current use permissions under the existing CPL zoning from City of Etobicoke By-law 1994-205. Consequently, the proposed split designation is not implemented by Zoning By-law No. 569-2013. Accordingly, in our submission the appropriate designation of the lands continues to be Mixed Use Area; and

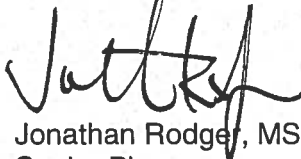
- We reiterate our request that Map 40 be revised to remove the proposed Core Employment designation from 1020 Islington Avenue in order to maintain the Mixed Use designation on the lands.

We would welcome the opportunity to meet with Staff to discuss our preliminary comments.

We trust that the enclosed information is satisfactory. Should you have any questions, or require further information, please do not hesitate to call.

Yours very truly,

ZELINKA PRIAMO LTD.



Jonathan Rodger, MScPl, MCIP, RPP
Senior Planner

- cc. Paul Bain, City of Toronto (via email)
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Mario Fatica, Loblaw Properties Limited (via email)
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