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Planning and Growth Management Committee  
10<sup>th</sup> Floor, West Tower, Toronto City Hall  
100 Queen Street West  
Toronto, Ontario  
M5H 2N2

**Attention: Ms. Nancy Martins, Committee Administrator**

Dear Ms Martins:

**Re: City of Toronto Official Plan Review: Employment Uses Policies  
Southwest Corner Morningside Avenue and McNicoll Avenue.**

We are land use planners retained by Morgate Developments Inc.; the owners of the above lands. The parcel has a lot area of approximately .91 ha (2.25 acres). The lands are designated for "Neighbourhood" purposes on Map 22 of the Official Plan but are shown as being part of an "Employment District" on Map 2 of the Official Plan. The lands are presently zoned for community commercial purposes which would permit a small retail shopping centre.

Map 8 of the subject proposed Amendment appears to designate the parcel for "General Employment Area" purposes.

Council recently enacted Official Plan Amendment 216 which was a City initiated amendment that similarly re designates the site to Employment purposes pursuant to reporting from your staff that in their opinion the current designation for the site for "Neighbourhood" purposes was an error in the production of the original Official Plan document. Amendment 216 was appealed to the Ontario Municipal Board by Morgate and a hearing is anticipated in the spring of 2014.

It is our opinion that the proposed designation of these lands for "General Employment Area" purposes through the present Plan review process is inappropriate given the same matter is effectively before the Ontario Municipal Board at this time.

As such, we have instructions to object to the presently proposed Official Plan Amendment as it impacts the Morgate property at this time.

We thank you for your consideration and ask that we be given notice of any decisions or recommendations made by the Committee going forward.

Yours truly;

Barry Morrison, MCIP, RPP  
President.