



November 20, 2013

via email

Planning and Growth Management Committee
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Attention: Nancy Martins, Administrator

**Re: Item PG28.2
Official Plan and Municipal Comprehensive Reviews: Amendments to the
Official Plan for Economic Health and Employment Lands Policies and
Designations and Recommendations on Conversion Requests**

We are the solicitors for the Governing Council of the University of Toronto (the "University"). We are writing in follow-up to our discussions with staff regarding the University's concerns with the Proposed Official Plan Amendment for Employment Areas ("OPA 231").

Based on these discussions, staff are recommending a site and area specific policy for the Institute for Aerospace Studies (4925 Dufferin Street), which is located within a proposed Core Employment Area, to allow for the continued use of the subject lands for post secondary school uses. This recommendation for the site and area specific policy is outlined in the Supplementary Report dated November 18, 2013. The University supports this recommendation and thanks staff for their quick response to the University's concern.

The University leases an additional property at 1440 Don Mills Road, proposed to be located within a proposed General Employment Area which will not permit post-secondary schools. This property is used by the University for the Centre for Continuing Dental Education. This site contains faculty offices, instructional space, storage and university level laboratories for instruction similar to that which exists elsewhere in the Faculty of Dentistry.

The property at 1440 Don Mills Road is currently designated Employment Area in the Official Plan, which permits branches of universities along major streets, such as Don Mills Road. OPA 231 seeks to restrict post secondary school uses to "trade schools". There are no definitions of trade school in the Official Plan, OPA 231 or the new Zoning By-law. However, a review of the definition of trade school in the old Toronto Zoning



By-law provides a restrictive definition with the result that it is not clear that the post secondary school uses at 1440 Don Mills Road will be permitted.

In our view, the proposed restriction on post secondary school uses is contrary to the Provincial Policy Statement ("PPS") and the Growth Plan for the Greater Golden Horseshoe ("Growth Plan"). Contrary to the Employment Lands Report, the employment area policies contained in the PPS and the Growth Plan specifically contemplate a mix and range of employment uses including institutional uses. The Growth Plan also identifies that major institutional development should be located in areas with existing frequent transit service, such as Don Mills Road.

As post secondary school uses will continue on the subject lands, the University requests that a site and area specific policy for 1440 Don Mills Road also be added stating that post secondary school uses are permitted.

Yours truly,
Cassels Brock & Blackwell LLP

A handwritten signature in blue ink, appearing to read 'Signe Leisk', is written over the typed name.

Signe Leisk

c.c. Kerri A. Voumvakis
Paul Bain
Clients