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Project: BL.TO

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

Dear Committee:

**Re: Item Number PG28.2 as it effects Tippet Road**

We represent Build Toronto Inc. with regards to their property located on the west side of Tippet Road, south of Wilson Avenue (the Subject Site).

We are writing to provide comments to the Planning and Growth Management Committee on item number 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.

The staff report and associated Amendment 231 to the City of Toronto Official Plan proposes to redesignate the Subject Site from "Employment Areas" to "Regeneration Areas". We are supportive of the redesignation to Regeneration Area. The Amendment also proposes to implement Site and Area Specific Policy No. 387, affecting the Subject Site and other lands in the Tippet Road area. One of the sub-policies of 387 requires that ***"development in Parcel "B" that includes residential units also increase the non-residential gross floor area in Parcel "B"***". Parcel "B" are all lands south of Wilson Avenue.

We are supportive of the requirement for increasing the amount of non-residential gross floor area in the Tippet Road area outside of lands considered part of the Avenue, but the policy as set out is unclear on how the increase in non-residential gross floor area will occur. It is also not clear whether those landowners with current built or approved employment floor area are required to replace that floor area on their lands. We are concerned that if the floor space is not distributed equitably amongst the lands including among those with current non-residential built floor area, that the last land owner to redevelop in the area will be required to replace the lost non-residential floor area and provide an increase.

As such, we request the Committee to change Site and Area Specific Policy No. 387, c) to state:



**“c) A requirement that development in Parcel "B" that includes residential units replace existing non-residential floor area on each property and also increase the non-residential gross floor area in Parcel "B" with such increase being equitably distributed within Parcel “B”;**”

Yours very truly,

**SORENSEN GRAVELY LOWES PLANNING ASSOCIATES INC.**

A handwritten signature in black ink, appearing to read 'Paul Lowes', written in a cursive style.

Paul Lowes, MCIP, RPP  
Principal