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November 20, 2013

Mayor and Members of Council  
City of Toronto, City Clerk's Office  
Toronto City Hall  
100 Queen Street West  
Toronto, Ontario M5H 2N2

**Attention: Planning and Growth Management Committee**

Your Worship and Members of Council:

**RE: Item PG28.2 – Official Plan and Municipal Comprehensive Reviews:  
Final Assessment – Request to Convert Employment Lands  
10, 11 and 25 Ordnance Street, and 45 Strachan Avenue, Toronto  
Eldonview Investments Inc., Build Toronto Inc., and  
Build Toronto Holdings (Ordnance) Inc.**

We are writing on behalf of Eldonview Investments Inc., Build Toronto Inc. and Build Toronto Holdings (Ordnance) Inc. (the Companies”) with respect to the property municipally known as 10, 11 and 25 Ordnance Street, and 45 Strachan Avenue (the “Property”). On August 16, 2012 an application was made for an Official Plan amendment and zoning by-law amendment with respect to the Property, and revisions were filed on October 29, 2013 (the “Application”). The Property is the subject of a conversion request as outlined in report PG28.2 (the “Report”).

Clarification

There is some confusion caused because the wording of Site and Area Specific Policy 8 in Attachment 1 (the Proposed Official Plan Amendment) is different than the wording found in Attachment 2 (Final Recommendations for Requests/Applications for Conversion of Employment Areas), and the staff have made some further suggestions in the supplementary report which seems to change Attachment 1.

The Companies have had, and continues to have, productive discussions with City Staff about the Application as it relates to the Report and Proposed Official Plan Amendment 231 (the “Amendment”). To assist, we attach some suggested language for the Policy for Area 8.

We would appreciate clarification from staff regarding the attached policy (see Appendix “A”) and confirmation that the proposed clarifications attached reflect everyone’s intent and therefore can be implemented by a further proposed amendment.

If you have any questions, please do not hesitate to contact the undersigned.

Yours truly,



Cynthia A. MacDougall

- c. Graig Uens, Planner, City of Toronto  
Nancy Martins, Planning and Growth Management Committee  
Bob Blazeovski  
Kate Hatoum

## Appendix "A"

### 8. Area 8

#### 11 and 25 Ordnance Street and 25-45 Strachan Avenue

- (a) Employment space that is compatible with residential uses including but not limited to office, studios, restaurants, retail and service uses will be incorporated into the ground floor of any development that includes residential units; and
- (b) Space for community facilities and services and/or community infrastructure is to be considered (?)

**[NTD: what is staff's intent regarding infrastructure versus facilities]**