

**Ward 10**

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November 20, 2013

Chair and Members  
Planning and Growth Management Committee  
City of Toronto

**Re: Official Plan and Municipal Comprehensive Reviews  
Tippet Regeneration Area (Ward 10)- 9 Tippet Road**

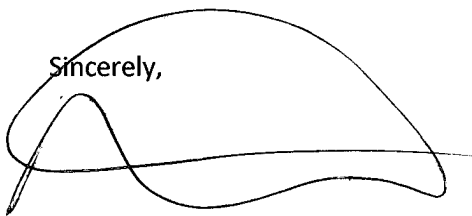
Dear Colleagues:

I am writing to ask for your support for the attached Motion below for the following reasons:

- 1) In November 2012, your Committee and City Council made the decision to process the Official Plan Amendment and Rezoning Application for the lands at 9 Tippet Road and to schedule the required community consultation meeting;
- 2) This community consultation meeting has occurred and City Planning has begun, with working groups, an Area Study for the Tippet Road Area as required to implement City Planning Recommendation that the larger Tippet Road Area be redesignated to REGENERATION AREA (see proposed Amendment #231) as a result of the Municipal Comprehensive Reviews presently before the Committee; and
- 3) The presently under way Area Planning Study process (in consultation with area landowners, residents and other stakeholders) should determine the amount of jobs and where they should be located. The wording in the report for the Tipper Road Area is too restrictive as it would require all "development ..... that includes residential units also increase the non-residential gross floor area." My recommended motion below would introduce the flexibility necessary to allow for proper community input in this regeneration area AS PART OF the community consultation process.

Thank you for your attention to this matter.

Sincerely,



Councillor James Pasternak  
Ward 10, York Centre

**RECOMMENDATION (and Motion):**

1. Planning and Growth Management Committee recommends that:
  - 1) City Council delete sub-policy (c) in Site and Area Specific Policy No. 387 and replace it with the following:  
“Policies to ensure an appropriate amount based on the Area Planning Study of non-residential development as part of any redevelopment that includes residential gross floor area”; and
  - 2) City Council direct the Chief Planner to present the findings of the Tippet Road Area Planning Study presently under way to the North York Community Council in early 2014 with regards to site and area specific policy, including the application filed for 9 Tippet Road.