

November 20, 2013

Planning and Growth Management Committee  
c/o Ms. Nancy Martins  
10<sup>th</sup> Floor, West Tower, City Hal  
100 Queen Street West  
Toronto, Ontario M5H 2N2

Dear Chair and Committee Members:

**Re:            *November 21 Special Public Meeting***  
***Five-Year Official Plan Review/Municipal Comprehensive Review***  
***150 Symes Road***

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We are planning consultants to Symesbridge Inc., who are the owners of the above-noted property. We are writing further to our original letter to the Policy and Research team on March 13, 2013.

We have reviewed the City's draft Official Plan Amendment (OPA) 231 attached to the staff report dated November 5, 2013, and specifically the proposed site and area specific policy number 425 pertaining to our client's site (see Attachment A). We note that the draft Official Plan Amendment would permit entertainment and recreational uses as well as ancillary institutional uses, subject to the completion of certain studies.

We are writing to express our support, in principle, for the proposed site and area specific policy 425. The language of the draft policy creates uncertainty with respect to the scope of study and we therefore request that the policy be revised as per Attachment A to this letter.

Thank you for your consideration of the foregoing comments. Should you require any additional information, please do not hesitate to contact me.

Yours very truly,  
**Bousfields Inc.**



Michael Bissett, MCIP, RPP

cc:            Paul Bain  
                 Tom Ehrlich

## ATTACHMENT 'A'

**425. 150 Symes Road**

In addition to all the uses provided for in the *Core Employment Areas* designation the following uses shall be permitted:

- a) Service commercial, and indoor recreational and entertainment uses are permitted through the enactment of a zoning by-law;
- b) Institutional uses, including post-secondary trade schools that are ancillary to and/or supportive of the site's employment uses are also permitted through the enactment of a zoning by-law;
- c) The above noted uses are potentially sensitive uses. Prior to the enactment of any zoning by-law amendment a study will be submitted by the applicant that evaluates to the City's satisfaction appropriate mitigation techniques to be incorporated, if necessary, into the development of 150 Symes Road to address:
  1. odour and noise that are discharged from existing industrial uses on Glen Scarlett Road; and
  2. noise or other potential impacts which may arise as a result of the redevelopment and which may impact the residential area located to the south.
- d) Appropriate soil and groundwater studies must be undertaken in order to confirm to the City that the applicable provincial requirements have been met for the uses proposed.