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By Email

To: The Council of the City of Toronto
c/o The City Clerk's Office
The City of Toronto
150 Borough Drive,
Scarborough, Ont.
M1P 4N7

April 8, 2013

Re: The Southwest Corner of Morningside Avenue and McNicoll Avenue, Toronto
Proposed City-Initiated Official Plan Amendment
City File # 12 165924 ESC 42 OZ

Dear Sir/Mesdames;

I am writing on behalf of Morgate Developments Inc. [Morgate], the owners of the lands subject to the above amendment, to further my letter of December 18, 2012, and pursuant to Section 17(24) of the Planning Act, R.S.O. 1990, as amended.

Upon the review of the current Land Use Map 22 of the City of Toronto's Official Plan [TOP], dated December 2010, these lands are designated Neighbourhood. Further review of the Plan has indicated that the following:

1. Within the **Neighbourhood Designation**, a range of uses which includes a residential uses as well as 'low scale local institutions' and 'small-scale retail uses' [4.1 TOP]
2. The **Employment Areas** are 'places of business and economic activity. Uses that support this function consist of: offices, utilities, media facilities, parks, hotels, ***retail outlets ancillary to the preceding uses, and restaurants and small scale stores and services that serve the area business and workers***'. [4.6 TOP]

Upon the review of the Land Use Plan Map 3-1 of the Morningside Heights Community Secondary Plan, dated June 2006, these lands are not designated.

Upon the review of the zoning bylaw, the Lands are zoned NC (Neighbourhood Commercial) and BP (Business Park).

As such, it is my opinion that the proposed amendment from the current Neighbourhood Designation to Employment Areas would counter Staff's rationale of providing a transition between the existing Tapscott Employment to the west and the existing Morningside residential development to the east. Whereas, the current Neighbourhood Designation allows for the commercial uses that Staff has identified in their report and the zoning bylaw.

Further, if and when my clients wish for a land use change that is counter to the existing zoning bylaw, they will have to make the necessary development applications and provide the required justification in support of such changes. Staff, as of to date, has not provided any technical reports in support of such land use change. As such, this amendment is premature.

In closing, I would like to thank you for the opportunity to address my client's concerns in regards to the above. Please keep me apprised of Council's decision on the matter.

Thank you.

Mi-Ko Urban Consulting Inc.

Pefer Chée, R.P.P, M.C.I.P

Attachments:

1. City of Toronto Official Plan Land Use Map 22
2. Morningside Heights Secondary Plan Land Use Plan 3-1

c.c. Morgate
c.c. Sylvia Mullaste, Planner
c.c. Renzo Belluz, Bianchi Presta LLP

Land Use Designations

- Residential Medium Density
- Apartment High-Rise
- Mixed Use Areas
- Parks and Open Space Areas
- Neighbourhood Parks
- Parks
- Other Green Open Spaces (including Golf Courses, Conservation Parks, etc.)
- Institutional Areas
- Recreation Areas
- Employment Areas
- Utility Corridors

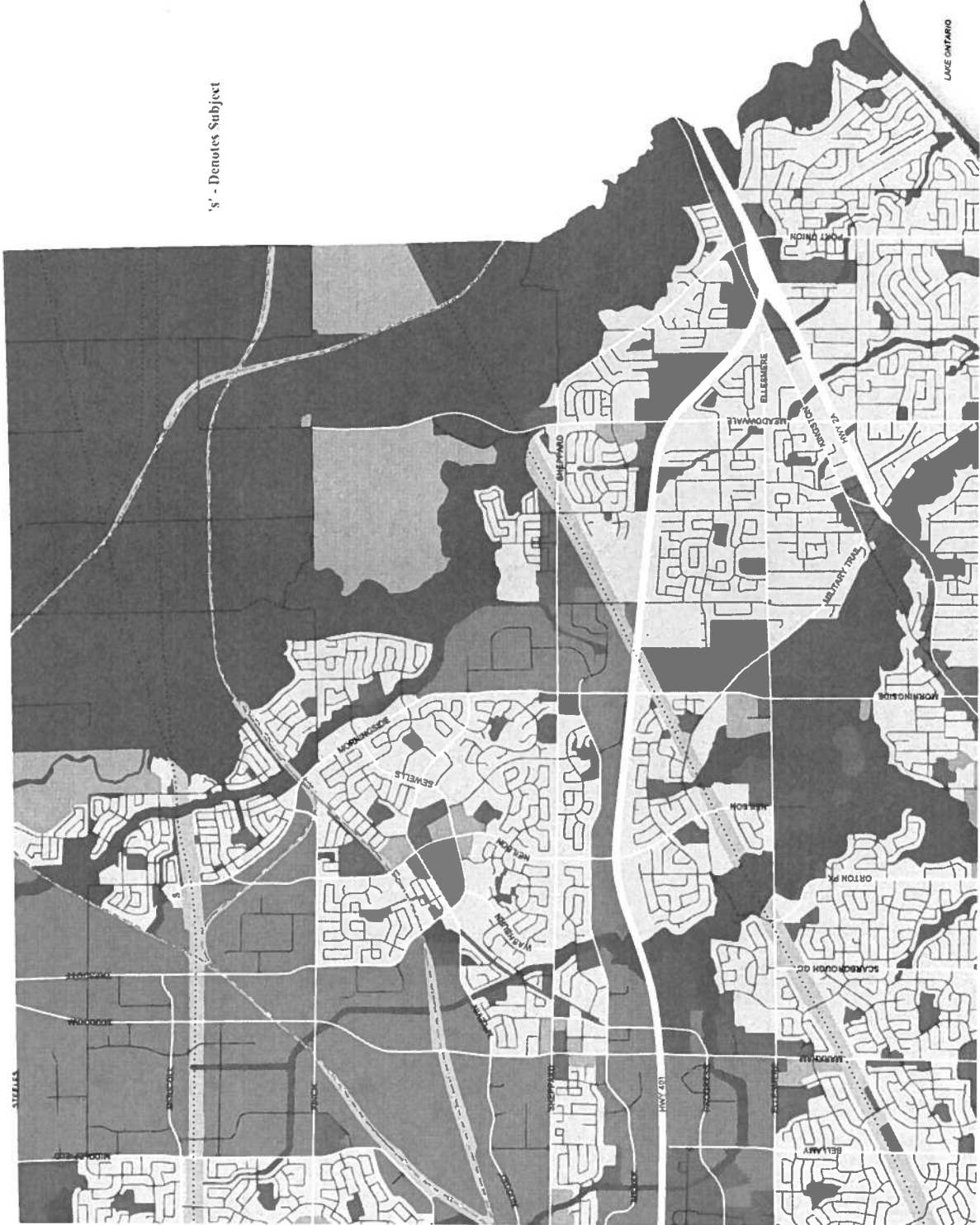
- Major Streets and Highways
- Local Streets
- Railway Lines
- Hydro Corridor

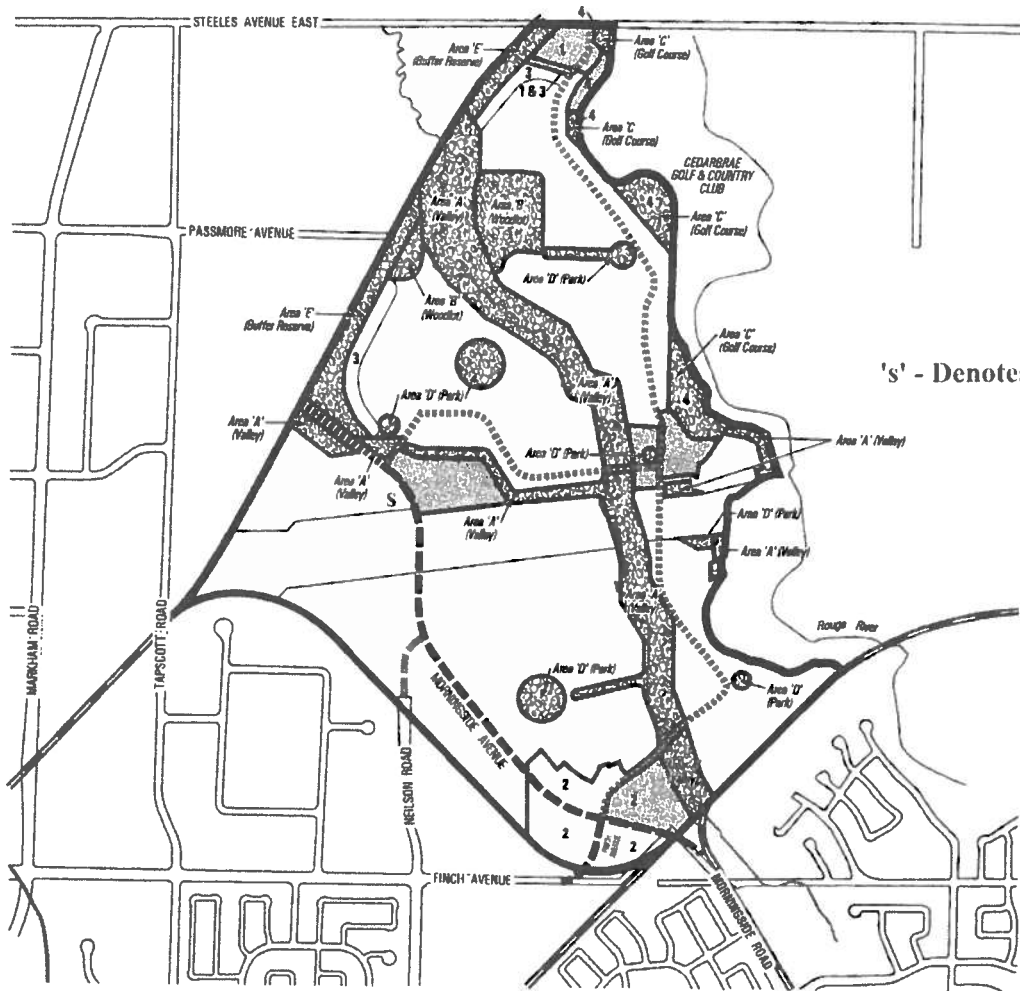
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Key Map

'S' - Denotes Subject





's' - Denotes Subject

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|---------------------------------|----------------|----------------|
| Secondary Plan Boundary | Road Reserve | Railway |
| Site and Area Specific Policies | Major Arterial | Hydro Corridor |
| Parks and Open Space Areas | Minor Arterial | |
| Neighbourhood Area 'A' | Collector | |