

29 October 2015

Sent via E-mail and Fax

Mayor and Members of City Council  
City of Toronto  
City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2

Dear Sirs and Mesdames:

**Re: Official Plan Five Year Review: Amendments to the Official Plan  
Environmental Policies and Designation of Environmentally Significant Areas  
Council Meeting on 3 November 2015, Item PG7.2  
Regarding 40 Moccasin Trail and 50-60 Green Belt Drive  
Official Plan Amendment, Zoning By-law Amendment, and Site Plan Approval  
Applications 13 173059 NNY 34 OZ and 13 173064 NNY 34 SA**

We represent H-M Apartment Moccasin Inc., the owners 40 Moccasin Trail and 50-60 Green Belt Drive in the City of Toronto (the "Subject Properties").

In May 2013, our client submitted applications for Official Plan and Zoning By-law amendments, Site Plan Approval, and Rental Housing demolition (the "Applications"), in order to facilitate the redevelopment of Subject Properties for new residential uses. Our client has been working with the City in the processing of the Applications since that time.

One of the studies conducted and submitted in support of the Applications was a Natural Heritage Impact Study dated May 2013 prepared by Beacon Environmental. An addendum to that study was also prepared as part of a formal resubmission on the Applications in June 2015.

We understand that the proposed amendments to the City's environmental policies, contained in proposed OPA 262, are being considered by Council at its 3 November 2015 meeting. We have reviewed those policies and offer the following submissions for Council's consideration on behalf of our client.

First, the policy framework in regard to buffers has been addressed through the new sidebar and changes to the organization of the policy regarding buffers. As proposed, the policy framework would not be consistent with the Provincial Policy Statement 2014 (the "PPS"). The language of the revised policy should be revised to be consistent with the language of the PPS.



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Second, in the interest of fairness and preserving certainty for landowners seeking to redevelop their lands, applications should properly be considered in the context of the policy regime in force at the time a development application is made. This principle has been acknowledged and adopted by the Ontario Municipal Board in several instances. In the present case, we would therefore expect that the City would not apply OPA 262 to our client's Applications.

Notwithstanding our expectation, out of an abundance of caution, we ask that the Subject Properties be excluded from the application of OPA 262, on the basis that those properties are the subject of live development applications.

Thank you for your consideration. If you have any questions regarding the foregoing, please do not hesitate to contact the undersigned, or in his absence, Valeria Maurizio at 416-203-3623.

Yours very truly,

**Wood Bull LLP**

A handwritten signature in blue ink, appearing to be "D.H. Wood", is written over the printed name.

Dennis H. Wood

DHW

- c. Client  
City Planning (via email only)