



VIA EMAIL AND REGULAR MAIL

December 8, 2015

Mayor and Members of City Council
City of Toronto
100 Queen Street West, 10th Floor, West Tower
Toronto, ON M5H 2N2

Dear Sirs and Mesdames:

**Re: December 9, 2015 Council Meeting
Item 8.5, City of Toronto Official Plan Review
OPA 320 Draft Policies for Healthy Neighbourhoods, Neighbourhoods
and Apartment Neighbourhoods
Preliminary Comments on Behalf of Loblaw Properties Limited and
Choice Properties Ontario Properties Limited
Toronto, ON**

Our File: LPL/TOR/11-03

We are the planning consultants for Loblaw Properties Limited (Loblaw) and Choice Properties Ontario Properties Limited (CP REIT) for the City of Toronto Official Plan Review. Choice Properties Ontario Properties Limited (CP REIT) is the owner of a considerable number of land holdings in the City of Toronto and Loblaw is the owner or lease holder of a considerable number of land holdings within the City of Toronto.

Loblaw and CP REIT have been participating in the ongoing Official Plan Review process and provided preliminary comments to the City dated September 28, 2015 and November 12, 2015 related to new Policy 2.3.1.3.e).

On November 16, 2015 Planning and Growth Management Committee adopted the Staff recommended draft OPA 320 from the Staff Report dated October 15, 2015 with amendments, including a policy change to 2.3.1.3.e) to delete 3.e) in draft OPA 320 and replace with the following:

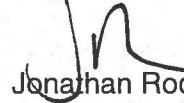
"e) locate and screen service areas and access to underground parking, locate any surface parking so as to minimize impacts on adjacent properties in those Neighbourhoods, and enclose service and access areas where distancing and screening do not sufficiently mitigate visual and noise impacts upon adjacent properties in Neighbourhoods; and"

Based upon our review, the replacement language for 3.e) is improved and we thank Staff for the clarified language. However we request that Staff further confirm the intent of the policy is such that trash compactors and loading areas for food stores will not be required to be enclosed with walls and/or a roof in all circumstances. With confirmation of such interpretation, our clients concerns will be satisfied.

We trust that the enclosed information is satisfactory. Should you have any questions, or require further information, please do not hesitate to call.

Yours very truly,

ZELINKA PRIAMO LTD.



Jonathan Rodger, MScPI, MCIP, RPP
Senior Associate

cc. Mario Fatica, Loblaw Properties Limited (via email)
Kathy Kakish, Choice Properties Ontario Properties Limited (via email)
Eileen Costello, Aird & Berlis LLP (via email)
Steven A. Zakem, Aird & Berlis LLP (via email)
Paul Bain, City of Toronto (via email)