

STIKEMAN ELLIOTT

Stikeman Elliott LLP Barristers & Solicitors

5300 Commerce Court West, 199 Bay Street, Toronto, Canada M5L 1B9

Tel: (416) 869-5500 Fax: (416) 947-0866 www.stikeman.com

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Calvin Lantz

Direct: (416) 869-5669

E-mail: clantz@stikeman.com

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clerk@toronto.ca

December 8, 2015

File No.: 138106.1001

13th Floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Members of City of Toronto Council

Dear Sirs/Mesdames:

Re: Item PG8.5
Official Plan Five Year Review: Final Recommendation Report -
Amendments to the Healthy Neighbourhoods, Neighbourhoods and
Apartment Neighbourhoods Policies of the Official Plan
OPA No: Proposed Official Plan Amendment No. 320
Client: Wakefield Canada Inc.
Property: 3620 & 3660 Lake Shore Boulevard West, City of Toronto

We are the solicitors for Wakefield Canada Inc. with respect to the property municipally known as 3620 & 3660 Lake Shore Boulevard West, City of Toronto (the "Property"). The Property is currently occupied by an industrial facility that processes, blends, packages, stores, warehouses and distributes automotive fluids and additives. The Property is designated *Neighbourhoods* under the City of Toronto Official Plan, but Area and Site Specific Policy No. 23 permits existing non-residential uses to continue on the Property. Area and Site Specific Policy No. 23 also permits low-rise apartments (up to six storeys in height) on lands designated *Neighbourhoods* that are within the delineated policy area. To the immediate east of the Property is a new residential development currently under construction.

We have reviewed proposed Official Plan Amendment No. 320, as contained in the Final Recommendation Report, dated October 15, 2015, in the context of the proposed modifications recommended by the Planning and Growth Management Committee at its meeting held on November 16, 2015 ("OPA 320"). Our client has concerns with the policy changes proposed in OPA 320.

Policies should be added to OPA 320 to promote land use compatibility between infill residential developments and existing industrial uses. Additionally, the proposed amendments to Chapter 4.1 will make it more difficult for our client to

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obtain Environmental Compliance Approvals as well as to continue and expand operations, contrary to what Area and Site Specific Policy No. 23 intended.

Please note that we reserve the right to raise further issues with OPA 320 that may affect the Property. Additionally, please provide us with notice of all upcoming meetings of Council and Committees of Council at which OPA 320 will be considered as well as notice of any Council or Committee decisions.

If you have any questions or require further information, please contact the undersigned. Thank you for your attention to this matter.

Yours truly,



Calvin Lantz

CWL/mb

cc. Mike Cowley, *Wakefield Canada Inc.*