



5 October 2015

Sent via E-mail to pgmc@toronto.ca and Fax to 416-392-1879

His Worship the Mayor and Members of Council
c/o Planning and Growth Management Committee
City of Toronto
City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Dear Mayor and Members of Council:

**Re: PGMC Items PG7.2 and PG7.2a
Committee Meeting on October 8, 2015
Official Plan 5-year Review: Amendments to the Official Plan
Environmental Policies and Proposed Designation of Environmentally
Significant Areas (the "Proposed OPA")
Submissions on behalf of Rosedale Golf Course**

We represent Rosedale Golf Course, the owner of a private golf club with a course located at 1901 Mount Pleasant Road (the "Golf Course").

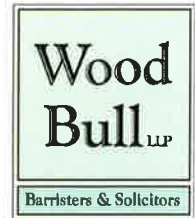
We understand that the Planning and Growth Management Committee (the "PGMC") is considering proposed amendments to the City's natural heritage policies at a public meeting on 8 October 2015. On behalf of our client, we have reviewed the staff reports dated 15 September 2015 and 18 August 2015 (the "Staff Reports") in connection with this matter, including the attached draft natural heritage policies and mapping for proposed Environmentally Significant Areas (ESA), and offer the following submissions for the PGMC's and Council's consideration.

Natural Heritage Maps: Proposed Glendon Forest ESA

Based on the mapping attached to the Staff Reports, and further detailed mapping provided by the City, it appears that a portion of the proposed Glendon Forest ESA will be located on or in very close proximity to a portion of the Golf Course that is presently being used for recreational use. Clearly, an ESA designation on any portion of the Golf Course that is presently being used for, or is planned for recreational use, may impede our client's ability to configure and maintain the course.

From a review of the policies, it does not appear that it was the intention of proposed amendments to impede present or planned usage of the Golf Course. On that basis, we respectfully request that the

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mapping be clarified to ensure that the proposed ESA designation does not apply to any portion of the Golf Course that is used or planned for recreational use and requires regular maintenance.

Natural Heritage Policies

As with its mapping concerns, our client is concerned that some of the proposed policy amendments will impede its ability to configure and maintain the portions of the Golf Course that are used or planned for recreational use. In this regard we note:

1. Policy 3.4 (13) prohibits development and site alteration, with some exceptions, on lands within the natural heritage system that exhibit certain characteristics. Based on the list of characteristics in the policy, it appears that this restriction is meant to apply exclusively to ESAs, as shown in the maps. Regrettably, this is not clear in the wording of the policy. We note that this is made clear in the existing Official Plan, through the use of a side bar.

It is respectfully submitted that Policy 3.4 (13) be amended to clarify that all lands that exhibit the list of characteristics in this policy appear on the ESA maps.

2. To the extent that the ESA maps might inadvertently overlap with portions of the Golf Course that are used or planned for recreational use, it is also respectfully submitted that the list of exceptions in Policy 3.4 (13) should also include "routine golf course configuration and maintenance".
3. Policy 3.4 (12) is overly broad, insofar as it references "all proposed development in or near the natural heritage system will be evaluated to assess ..." and adds a new subsection (e) for "buffer areas and functions". The reference to "or near" creates uncertainty as to when this policy is triggered. Moreover, the policy appears to treat buffer areas as being part of the natural heritage system itself, which is not the intended function of a buffer area.

It is respectfully submitted that Policy 3.4 (12) be amended to eliminate the reference to "or near" and remove subsection (e) from the list.

Request

On behalf of our client, we respectfully request that the proposed amendments not be adopted until such time that the concerns identified above have been resolved. Our client would welcome the opportunity to meet with staff about these concerns, if staff believe this would assist in resolving the matter.



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Request for Notice

On behalf of our client, we also request notification of any decision in regard to or notification of the adoption of the Proposed OPA, should all or any part of the Proposed OPA be adopted by Council. Notice may be directed to the following address:

Johanna Shapira
Wood Bull LLP
65 Queen Street West, Suite 1400
Toronto, ON M5H 2M5

We also request notification of any further meetings of Council or Committees of Council in connection with the Proposed OPA.

Yours very truly,

Wood Bull LLP

A handwritten signature in blue ink, appearing to read "JRS", with a long horizontal flourish extending to the right.

Johanna R. Shapira

JRS

c. Ms. Jane Weninger, City Planning (jwening@toronto.ca)
Client