

AIRD & BERLIS LLP

Barristers and Solicitors

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October 6, 2015

BY EMAIL
pgmc@toronto.ca

File No. 103845

Planning and Growth Management Committee
City Hall, 10th Floor West
100 Queen Street West
Toronto, ON
M5H 2N2

Attention: Nancy Martins

Dear Ms. Martins:

**Re: Proposed Official Plan Amendment Pertaining to Environmental Policies
and Designation of Environmentally Significant Areas
Agenda Item: PG7.2, October 8, 2015**

We act on behalf of IRE-YONGE Developers Inc., the owner of the lands municipally known as 4155 Yonge Street in the City of Toronto (the "Site"). Our client is in the process of submitting a development application with respect to the Site.

We have reviewed the proposed Official Plan Amendment ("OPA") policies and associated mapping pertaining to the City's environmental policies and designation of Environmentally Significant Areas. We understand that this matter will be considered by the Planning and Growth Management Committee (the "Committee") on October 8, 2015.

We are writing to advise the Committee of our client's concerns respecting the proposed OPA amendments, including policies 3.4.8, 3.4.12 and 3.4.13 as revised, the proposed new policy 3.4.9 and the Sidebars referenced as Identifying Hazard Lands and Buffers.

The proposed OPA environmental policies fail to recognize any site and/or area specific circumstances which would merit the consideration of development within, or alteration of land within or adjacent to the Natural Heritage System. These circumstances, include but are not limited to, existing zoning permissions, prior approval of adjacent existing developments that have altered the Natural Heritage System or any environmental features, and/or the significance of the environmental features proposed to be preserved.

We request that the proposed environmental polices be revised to account for any site and/or area specific considerations as opposed to directing a prohibition for any development or alteration on lands with environmental features.

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For these reasons, on behalf of our client, we are writing to advise the Committee of our client's concerns respecting the proposed OPA environmental policies and would be appreciative of the opportunity to discuss the implications of the proposed OPA with staff in the context of our client's pending development application.

Kindly provide the undersigned with notice of the consideration of the above-noted matter, including any staff report, any City Council or Committee of Council, as well as notice of any decision relating to the above-noted matter.

Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

AIRD & BERLIS LLP



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c. Client
Peter Smith

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