



Davies  
Howe  
Partners  
LLP

Lawyers

The Fifth Floor  
99 Spadina Ave  
Toronto, Ontario  
M5V 3P8

T 416.977.7088  
F 416.977.8931  
davieshowe.com

Please refer to: **Aaron I. Platt**  
e-mail: aaronp@davieshowe.com  
direct line: 416.263.4500  
File No. 703033

October 6, 2015

**By E-Mail Only to [pgmc@toronto.ca](mailto:pgmc@toronto.ca)**

Ms. Nancy Martins, Secretariat  
Planning and Growth Management Committee  
10<sup>th</sup> Floor, West Tower, City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2

Dear Members of the Committee:

**Re: PGMC Item 7.2 – Official Plan Five Year Review  
Final Recommendation Report  
Amendments to the Official Plan Environmental Policies and  
Designations of Environmentally Sensitive Areas  
Comments by 2267106 Ontario Inc.**

We are counsel to 2267106 Ontario Inc.. Our client and its related and associated companies are the owners of and/or have various legal interests in several properties throughout the City of Toronto, including 26 Forest Glen Crescent.

Our client has only recently been made aware of the City's intention to adopt an Official Plan Amendment that will alter the existing text, policies and mapping of certain areas deemed environmentally sensitive within the City's Official Plan (the "**Proposed Amendment**"). The Proposed Amendment includes the expansion and creation of new environmentally significant areas.

Based on our review of the draft Proposed Amendment provided in Final Recommendation Report PG7.2, it appears the revisions to the mapping for a number of our client's land holdings do not accurately reflect the actual location and state of various features which may, or may not, warrant protection.

We note that our client was not contacted regarding the change proposed to its lands, nor was it invited to any meetings with the City and/or Toronto Region Conservation Authority to discuss the delineation of any of the natural features that are to be protected through the Proposed Amendment.

It is our client's position that it is premature to amend the Official Plan in the manner suggested. Amongst other matters, proper and complete mapping of



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environmental features should be completed prior to adoption of the proposed amendment.

We therefore ask the Committee to defer adoption of Final Recommendation Report PG7.2 and direct staff, in the interim, to meet with our client to review the environmental mapping to determine whether any adjustments are appropriate prior to adopting the Proposed Amendment.

This approach would be consistent with the established principle of using the latest and most accurate on-site information when revising any maps that may alter land use designations or other restrictions.

Thank you for considering our client's comments on this important matter. Should you have any questions or require additional information, please do not hesitate to contact the undersigned directly.

Yours truly,  
**DAVIES HOWE PARTNERS LLP**

Aaron I. Platt

AIP:IB

copy: David McKay, *MHBC Planning*  
Client