



ZELINKA PRIAMO LTD
A Professional Planning Practice

VIA EMAIL AND REGULAR MAIL

September 28, 2015

Planning & Growth Management Committee
 City Clerk's Office
 City of Toronto
 100 Queen Street West, 10th Floor, West Tower
 Toronto, ON M5H 2N2

Attention: Ms. Nancy Martins, Administrator

Dear Ms. Martins:

**Re: City of Toronto Official Plan Review
 August 18, 2015 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. Loblaw is the owner or lease holder of a considerable number of land holdings within the City of Toronto. Choice Properties Ontario Properties Limited (CP REIT) is the owner of a considerable number of land holdings in the City of Toronto.

Loblaw and CP REIT have been participating in the ongoing Official Plan Review process and were made aware of the August 18, 2015 Staff Report with Draft Policies for Healthy Neighbourhoods, Neighbourhoods and Apartment Neighbourhoods. It is our understanding that public consultation is ongoing with a Public Meeting planned for November 16, 2015.

At this time, our preliminary comments on behalf of Loblaw and CP REIT for the August 18, 2015 draft policies are as follows:

- Proposed New Policy 2.3.1.3(e) states "Developments in Mixed Use Areas, Regeneration Areas and Apartment Neighbourhoods that are adjacent or close to Neighbourhoods will: ... e) locate, enclose and screen service areas, parking access to underground parking, and locate and screen any surface parking so as to minimize impacts on adjacent properties in those Neighbourhoods."

In our submission, in order to maintain flexibility for adjacent developments in Mixed Use Areas, Regeneration Areas and Apartment Neighbourhoods that are adjacent or close to Neighbourhoods, a range of strategies should be contemplated as opposed to requiring enclosed service areas, which is not always desirable or needed. Accordingly, we suggest that "/or" should be

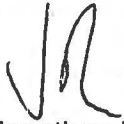
inserted in the sentence as follows "... e) locate, enclose and/or screen service areas, parking access to underground parking, and locate and screen any surface parking so as to minimize impacts on adjacent properties in those Neighbourhoods."

We would welcome the opportunity to meet with Staff to discuss our preliminary comments.

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)