



11 November 2015

VIA EMAIL: pgmc@toronto.ca

Planning and Growth Management Committee

Toronto City Hall

100 Queen Street West, 10th Floor West
Toronto, ON M5H 2N2

Attention: **Ms. Nancy Martins**
Administrator

Dear Ms. Martins,

RE: **Steeles-Redlea Regeneration Study and Revised Official
Plan Amendment and Revised Draft Urban Design
Guidelines
Reference Number 14 123169 ESC 39 TM
Official Plan Amendment No. 321
Committee Item PG 8.7**
Valleymede Building AMA Corp.
Our File No. 15.650

We have recently been retained as planning consultants for Valleymede Building AMA Corp. ("Valleymede"), the owner of the property located at the southwest corner of Steeles Avenue East and Redlea Avenue ("the Valleymede property") in the City of Toronto, formerly the City of Scarborough.

We are writing to indicate our client's concerns with the proposed amendment and the staff recommendation to bring certain matters before the Ontario Municipal Board panel considering OPA 231 (the Comprehensive Employment Lands amendment).

The Valleymede property was redeveloped with a full service car wash and retail buildings in late 2009. The Valleymede property is included within the area of the proposed Official Plan Amendment No. 321.

The Valleymede property is located within the Employment Areas land use designation in the in force City of Toronto Official Plan ("the Official Plan"). Site and Area Specific Policies 104 and 133 ("SASP 104 and 133") are also applicable to the Valleymede property. SASP 104 permits business and trade schools, libraries, fraternal organizations, long term care facilities, recreational uses and places of worship. SASP 133 permits retail and service uses, including stand-alone retail stores and/or "power centres".

Amendment 231 proposed to redesignate the Valleymede property as General Employment Areas with no reference to any amendment of the Site and Area Specific policies referred to above.

However, City staff is now proposing to delete SASP 104. This is an issue for Valleymede and we understand this has been raised with city staff during the City's review process related to the Steeles-Redlea Regeneration Study which did not include the Valleymede lands.

We also understand that City staff is recommending that this proposed amendment (No. 321) be put before the Ontario Municipal Board for approval as part of the Official Plan Amendment No. 231 proceedings. The adoption of OPA 231 by the City of Toronto (which remains under appeal) did not alter the Site Specific policies and we were advised by City staff that this would continue to be the case.

In our opinion, the ongoing application of SASP 104 to the Valleymede property meant that the introduction of non-residential uses to the Valleymede property:

- would not constitute a conversion of employment lands;
- would not result in an inherent incompatibility with nearby planned uses, all of which would be tested during a zoning bylaw review process; and,
- would be considered to be consistent with the Growth Plan and the PPS 2014.

Of note, there has been no substantive change to applicable Provincial policy regime to suggest that the employment related policies would warrant the deletion of the SASP 104 as applied to the Valleymede property.

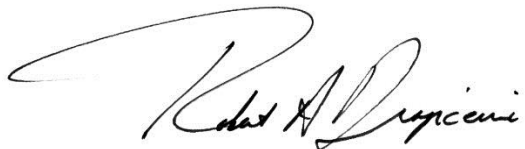
We would, therefore, request that the proposed amendment not be approved as presented and as it would affect the Valleymede property. Our client is prepared to meet with staff further on this matter, following their review of this submission.

On behalf our client we request that our office (to the attention of the undersigned) be provided with Notice of the adoption of the proposed amendment, should that be the action taken by Council.

Should there be any questions or additional information required, please do not hesitate to contact the undersigned.

Yours very truly,

WND associates
planning + urban design



Robert A. Dragicevic, MCIP, RPP
Senior Principal

cc. Paul Miklas, Valleymede Building AMA Corp.
David Bronskill, Goodmans LLP
