

AIRD BERLIS

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December 4, 2017

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BY EMAIL

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Mr. Mayor and Council Members
Toronto City Council
City of Toronto, City Hall, 100 Queen Street West
12th Floor, West Tower
Toronto, ON M5H 2N2

Dear Mr. Mayor and Council Members:

Re: Final Report – Port Lands Planning Initiative
Council Item: TE24.6

We act for 2017919 Ontario Limited (Manufacturers Life Insurance Company) the owner of lands municipally known as **20 Polson Street and 176 Cherry Street** (the “subject lands”). The subject lands are located north and south of Polson Street, west of Cherry Street in the City of Toronto.

Please accept this letter as our written submission in response to Item PG24.6 re: Port Lands Planning Initiative – Final Report and the associated proposed Official Plan Amendment (“OPA”). We have reviewed the staff report and proposed OPA and are writing to express our client’s comments with regard to same.

- 1) Section 4.1 of the Port Lands Planning Framework and Section 4.2.2 of the draft OPA propose to designate the subject lands as film Production, Interactive and Creative (PIC) – Mixed Use. This designation will require a minimum amount of PIC uses, but in a form that is, or has the potential to be, integrated with residential uses. In Polson Quay, residential uses may be permitted subject to more detailed assessment and appropriate buffers/mitigation from adjacent and nearby industrial and port uses. This policy appears unnecessary and may inhibit the appropriate redevelopment of Polson Quay, with or without residential uses, while not being justified on planning grounds. It is also important to our client that the full range of commercial uses continue to be permitted.
- 2) City staff are recommending classifying the Polson Quay as Class 4 areas under MoECC Environmental Noise Guidelines, NPC-300, August 2013. This classification provides for higher noise permissions and also protects existing port and industrial uses. Our client is unclear on how this may impact the potential for future sensitive

uses, including residential uses, as well as commercial and office uses on the subject lands.

- 3) Section 7.6 of the draft OPA states that should residential uses be permitted in the Polson Quay and South River Districts, a full range of community infrastructure will be required. Priorities and the approximate size of these facilities are proposed as follows:
 - a) One (1) public (TDSB) elementary school;
 - b) One (1) public (TCDSB) elementary school;
 - c) One (1) 1,850 m² centre for human services space;
 - d) One (1) 1,595 m² public library with multi-purpose space; and
 - e) Two (2) licensed non-profit child care facilities (one in Polson Quay and one in South River) with a minimum of 62 spaces each.

It appears premature to prescribe precise infrastructure needs for these lands at this time, in particular without understanding the amount and type of employment, commercial and residential uses anticipated for this area.

- 4) Figure 64 in the Port Lands Planning Framework indicates maximum building heights of 4-6 storeys on the majority of our client's lands. Arbitrary height limits are unnecessary and potentially destructive with regard to good urban design and should be established within the context of submitted development applications.
- 5) Map 3F and Figure 63 illustrate View "C" of the Canada Cement Company Silos from the ship channel northwards to Polson Street has been included in the proposed OPA which will require a new north-south street or mid-block connection at this location. It is not yet clear to our client how the protection of this view could impact the redevelopment options of the subject lands.
- 6) Our client's lands front onto the Cherry Street right-of-way which is proposed to be expanded to a width of 40 metres (Figure 55). It is not yet clear if this expansion will impact our client's lands through a required conveyance or expropriation and/or affect redevelopment options of the subject lands.

Generally, these policies unnecessarily limit the uses permitted under OPA 257 as envisaged by the Central Waterfront Secondary Plan and, by extension, the applicable policies of the Provincial Policy Statement and the Growth Plan for the Greater Horseshoe, as previously agreed to by our client.

Our client was not consulted on the above additions to the planning framework for the Port Lands area and therefore cannot support the inclusion of these policies in the Draft OPA. For these reasons, we do not support a City Council request to the Ontario Municipal

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Board to modify the City of Toronto Official Plan and Central Waterfront Secondary Plan as set out in the proposed OPA.

Furthermore, we formally request that the undersigned be provided with notice of any meetings of Council, Committees of Council, Community Council or Public/Community Consultation Meetings, where reports related to the Draft OPA are to be considered, and we request that the undersigned be notified of any decision of Council, Committees of Council or Community Council respecting the Draft OPA.

Please acknowledge receipt of this written submission.

Yours truly,

AIRD & BERLIS LLP



Christopher J. Williams

c. client

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