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July 24, 2018

VIA EMAIL(CLERK@TORONTO.CA)

Mayor and Members of Council
c/o City Clerk's Office
13th Floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Ms. Ulli S. Watkiss, City Clerk

Tara L. Piurko
Direct Line: 416.595.2647
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BL44.1.15
Re Bill 1109

Dear Mayor Tory and Members of Council:

Re: TOcore: Downtown Plan Official Plan Amendment (the "TOcore OPA")
OPA 406, Bill 1109- 2018 (BL44.1)
Agenda Item PG29.4
Submission of Ronald McDonald House Charities Toronto

We are the solicitors for Ronald McDonald House Charities Toronto ("RMHC"), the owner of 240 McCaul Street ("Subject Property") located within the area that will be subject to OPA 406, currently before Council as Bill No. 1109 (BL44.1). RMHC has a number of concerns regarding the proposed OPA 406 generally and with respect to the Subject Property. On behalf of RMHC, we hereby submit those concerns as set out below.

Lack of Consultation

There was a minimal amount of time provided to the public between the release of the plan for review and consideration by the Planning and Growth Management Committee, and subsequently by Council in May of this year. The timing provided for review, consideration and discussion was not sufficient given the magnitude of the amendments set out in what is now referred as OPA 406.

Lack of Flexibility

RMHC is concerned that OPA 406 will significantly limit expansion opportunities on the Subject Property. There is a growing need for RMHC's services for families with children in need of medical treatment in the downtown core of the City of Toronto. RMHC is concerned that OPA 406, as currently drafted, will significantly limit RMHC's ability to expand on the Subject Property. It is unclear from Maps 41-3 and 41-3-B what portion of the Subject Property is located within the *Mixed-Use Areas 2 – Intermediate* designation. Also, with respect to the policies within OPA 406, we note that greater flexibility should be provided in consideration of viability of spaces, and site and area specific needs and constraints in order to achieve good planning in the *Downtown* area.

Appeal Related Considerations

The TOcore OPA has been positioned as a conformity exercise to the Growth Plan, 2017, which will require approval from the Minister of Municipal Affairs under Section 26 of the *Planning Act*. Given the passing of Bill 139, such approach will all but eliminate the appeal rights of our client and many other landowners within the *Downtown* area. In addition, it is our submission that a provincial conformity exercise should be carried out in a comprehensive manner and on a city-wide basis. As such, we respectfully request that the City reconsiders its position to make the TOcore OPA a Section 26 amendment and to send the matter back to City staff for further consideration in regard to our client's concerns.

It should be noted that while we have attempted to raise all of RHMC's concerns in this letter, the issues set out above is not an exhaustive list. We may have additional comments as RMHC navigates this process.

We request to be provided notice of Council's decision with respect to Bill 1109, and any future reports, upcoming meetings of City Council or Committees of Council, and decisions of City Council or Committees of Council in respect of this matter.

If you have any questions or concerns, please do not hesitate to contact the undersigned.

Yours very truly,

MILLER THOMSON LLP

Per:



Tara L. Piurko
Partner
IQ/

Encl.

c. Sally Ginter, CEO, RMHC Toronto
Joseph Cooper, Past-Chair, RMHC Toronto

