

26 March 2018

Sent via E-mail (clerk@toronto.ca)

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

Attention: Ms. Marilyn Toft

Dear Mayor and Members of Council:

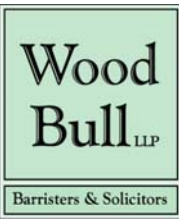
**Re: Council Meeting of 26 March 2018
Agenda Item PG27.2: ConsumersNext: Planning for People and Business at
Sheppard and Victoria Park - Final Report
Written Submission from Morguard Investments Limited**

We are counsel to Morguard Investments Limited (“Morguard”) regarding the above-referenced matter. Our client is the owner of 200, 279 and 285 Yorkland Boulevard which are lands within the plan area for the proposed new ConsumersNext Secondary Plan (the “Secondary Plan”) that is the subject of the above noted agenda item.

On behalf of our client, we have reviewed the final staff report dated 31 January 2018 to Planning and Development Committee and the draft Official Plan Amendment for the Secondary Plan. At the time of writing of this submission a staff report to City Council on this agenda item was not available. We hereby offer the comments below for your consideration.

Our client’s properties are within the Business Park Interior District of the Secondary Plan. These lands are designated in the Secondary Plan as *General Employment Areas* and are subject to a proposed maximum permitted FSI of 1.5. The Secondary Plan also proposes new roads that appear to be immediately north and east of 285 Yorkland Boulevard identified as the ‘Heron’s Hill Way Extension to Beneset Road Connection’ and the ‘Boneset Road Connection’ on Map 38-14 of the Secondary Plan.

Overall our client is supportive of the ConsumersNext planning initiative that is intended to ensure that the Consumers Road Business Park remains an attractive and vibrant place to work within a well-connected mixed use community. Our client is supportive of the goals and objectives of this planning exercise.



26 March 2018

Our client’s primary concerns regarding the proposed Secondary Plan relate to the following:

1. The Business Park Interior District is not being provided any increased density permissions above the existing permission contained in North York Zoning By-law No. 7625. These existing density permissions are outdated and should be reconsidered in light of the Secondary Plan’s objective to plan for jobs and residents within the plan area for a 25 year time frame.
2. It appears our client’s property at 285 Yorkland Boulevard is adjacent to the ‘Heron’s Hill Way Extension to Beneset Road Connection’ and the ‘Boneset Road Connection’ and we seek to confirm this and ensure that the alignment of these new roads does not change.

Proposed Density Restrictions

There should be no density restriction on lands designated *General Employment Areas*.

The proposed 1.5 maximum permitted FSI for our client’s lands is based on the existing FSI restriction contained in North York Zoning By-law No. 7625. This FSI restriction is outdated and should be reconsidered in light of the Secondary Plan’s objective to plan for jobs and residents within the plan area for a 25 year time frame. The proposed FSI restriction has the potential to inhibit redevelopment of our client’s lands and this would be inconsistent with the *Provincial Policy Statement, 2014* and does not conform with the *Growth Plan for the Greater Golden Horseshoe, 2017*.

No justification has been provided for the density restriction. An objective of the Secondary Plan is to encourage a more urban commercial area within the Business Park Interior District. A density restriction on such lands is contrary to this intent. There are many examples of employment areas throughout the City that have no official plan density restrictions.

New Road Connections

It appears the draft Secondary Plan does not situate the ‘Heron’s Hill Way Extension to Beneset Road Connection’ and the ‘Boneset Road Connection’ on our client’s lands. However, we note that the ConsumersNext Transportation Masterplan identifies the location of these connections as flexible. We seek to confirm our understanding that these road connections are not on our client’s lands, and ensure that the alignment of these new roads does not change.

It appears what might be driving the need for these new road connections is the proposed increased density for lands along Sheppard Avenue and Victoria Park Avenue within the Secondary Plan area that are proposed to be designated *Mixed Use*. Accordingly, it would be unfair to burden our client’s lands with providing this infrastructure.

26 March 2018

We thank you for your consideration of this submission. Should you have any questions and/or concerns regarding the above, please do not hesitate to contact the undersigned.

Yours very truly,

Wood Bull LLP



Raj Kehar

RK

c. Client