

February 25, 2019

Ms. Marilyn Toft, Secretariat
100 Queen Street West
12th Floor, West Tower, City Hall
Toronto, ON
M5H 2N2

Dear Ms. Toft:

**RE: PROPOSED AMENDMENT 1 TO THE GROWTH PLAN
COMMENT SUBMISSION ON BEHALF OF TITAN SR PLAZA LP
1020 ISLINGTON AVENUE, TORONTO
PLANNING AND HOUSING COMMITTEE – ITEM PH2.4
OUR FILE Y378CI**

We have been retained by Titan Sr. Plaza LP (hereinafter “Client”) to review the proposed Amendment 1 to the Growth Plan for the property municipally addressed as 1020 Islington Avenue, Toronto (“Titan Plaza”).

To become better informed and exchange comments on the Proposed Amendment 1 to the Growth Plan, MHBC has attended a number of Regional Workshops hosted by the Province.

It is our understanding the City of Toronto is proposing two recommendations at City Council on February 26th, 2019 to:

1. Request the Province to include additional Employment Areas within the Provincially Significant Employment Zones within the City of Toronto; and
2. Request the Province to enact a Regulation to permit the use of conditional zoning, pursuant to *Section 113 of the City of Toronto Act, 2006*.

Based on our review of Staffs recommendations, it has identified our client’s lands within a Provincially Significant Employment Zone (PSEZ), specifically, PSEZ 13 (427 QEW).

The subject lands have been historically designated as Mixed Use and currently provide local retail and commercial uses to surrounding residents. The subject lands consist of the following uses including but not limited to a No Frills Grocery Store, South St. Burger, Artisano Bakery Café, Value Village and Once Upon A Child. It is important to note the subject lands provide local commercial uses to the surrounding

area including a newly constructed townhouse development immediate north of the subject lands and existing residential and open space to the immediate east (**Figure 1**).

The purpose and intent of the mixed use designation is to encourage a variety of uses, based on the permitted uses of Mixed Use designation in the Toronto Official Plan, which include but not limited to commercial and residential uses.

We request that the City's mapping submission to the Province be modified such that the subject lands and adjacent lands consisting of residential and mixed use developments along Islington Avenue be removed from the PSEZ to reflect the existing and planned land use.

We appreciate your attention to this matter and hope that our request to correct this mapping is undertaken.

Thank you.

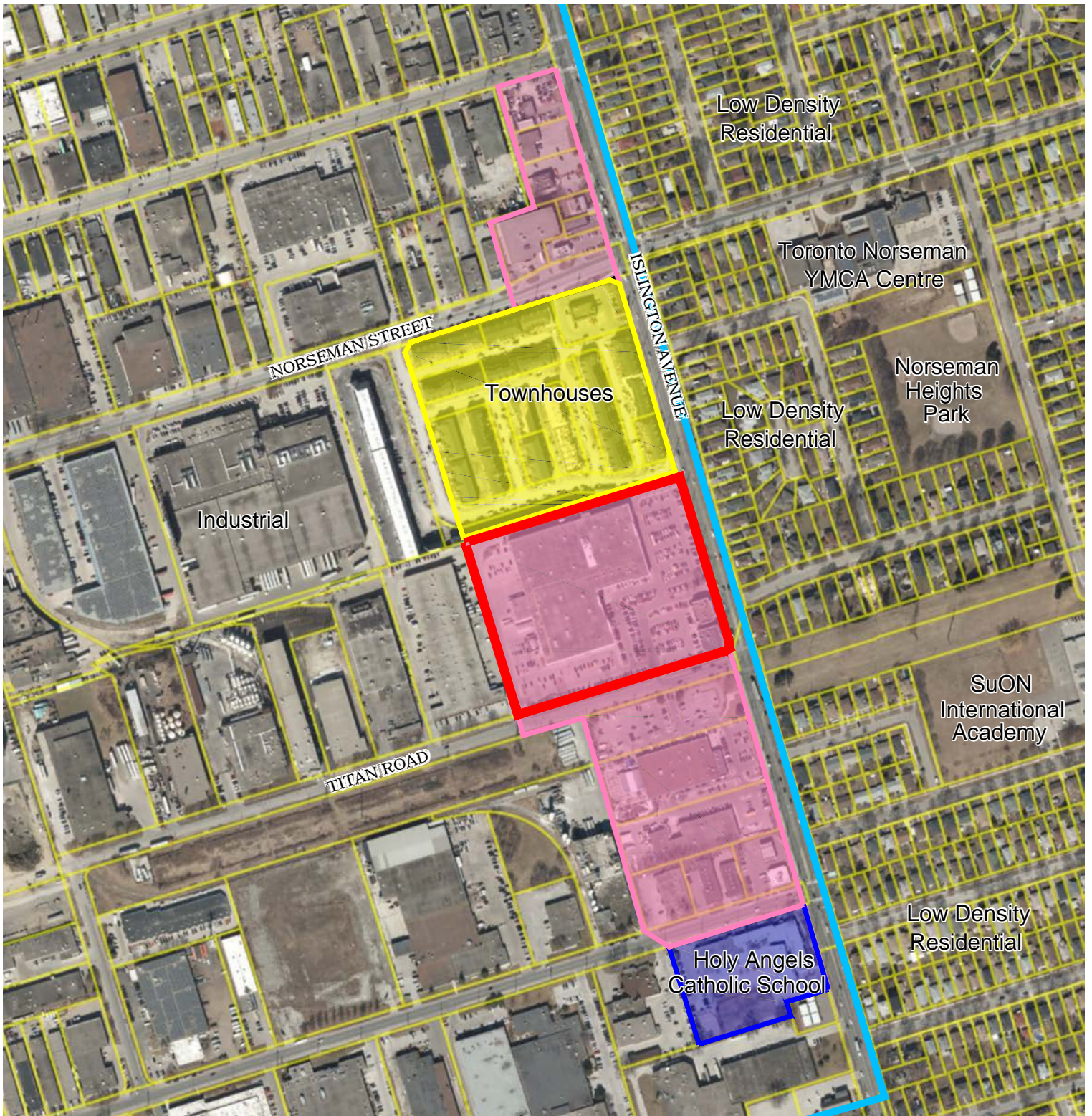
Yours truly,

MHBC

A handwritten signature in black ink, appearing to read 'D. McKay', written over a circular stamp or seal.

David A. McKay, MSc, MLAI, MCIP, RPP
Partner & Vice President

cc: *S. Bishop*



Data Source: Government of Ontario- Proposed Provincially Significant Employment Zones Web Mapping (2018)

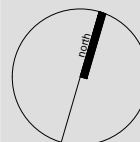
Figure 1
Proposed Provincially Significant Employment Zones

LEGEND

- 1020 Islington Avenue
- Proposed Provincially Significant Employment Zones
- Commercial Lands
- Institutional Lands
- Residential Lands

DATE: February 25, 2019

SCALE: 1:5000



**1020 Islington Avenue,
 Toronto, Ontario**

NY378C - Newmarket OPA 10/2019/Figures/CAD/Y378C-Figure Mapping 25 February 2019-.dwg

**PLANNING
 URBAN DESIGN
 & LANDSCAPE
 ARCHITECTURE**
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