

February 25, 2019

Mayor John Tory and Members of Council Toronto
City Hall 12th Floor West, 100 Queen Street West
Toronto, ON M5H 2N2
Attention: Marilyn Toft

VIA EMAIL: councilmeeting@toronto.ca

RE: 2019.PH2.4 on February 26, 2019 City Council with respect to lands known as 1100 Sheppard Avenue West and 20 De Boers Drive, Toronto

Dear Mayor Tory and Members of Council

I writing on behalf of my client, Igerman Limited, the registered owner of the lands known municipally as 1100 Sheppard Avenue West and 20 De Boers Drive in the City of Toronto.

The above mentioned lands are currently designated "Mixed Use Areas" in the City of Toronto Official Plan and are subject to Site and Area Specific Policy # 55 of the Official Plan further articulating the redevelopment goals for the site. The lands are not identified in any municipal planning document as Employment Lands or Employment Area. The lands are, however, identified as part of the 400 407 (Keele Dufferin) Provincially Significant Employment Zone 9 in the provided online mapping.

We respectfully request that Council request the Province update its mapping to reflect the City's own existing designations and specifically that the subject lands be removed from the proposed Provincially Significant Employment Zone mapping. Furthermore, we suggest that Council request that the Province add policy language to clarify that municipal designations prevail within the PEZs.

We have provided excerpts from the City of Toronto Official Plan to illustrate the current land use designation applicable to the subject site.

Thank you for your consideration,

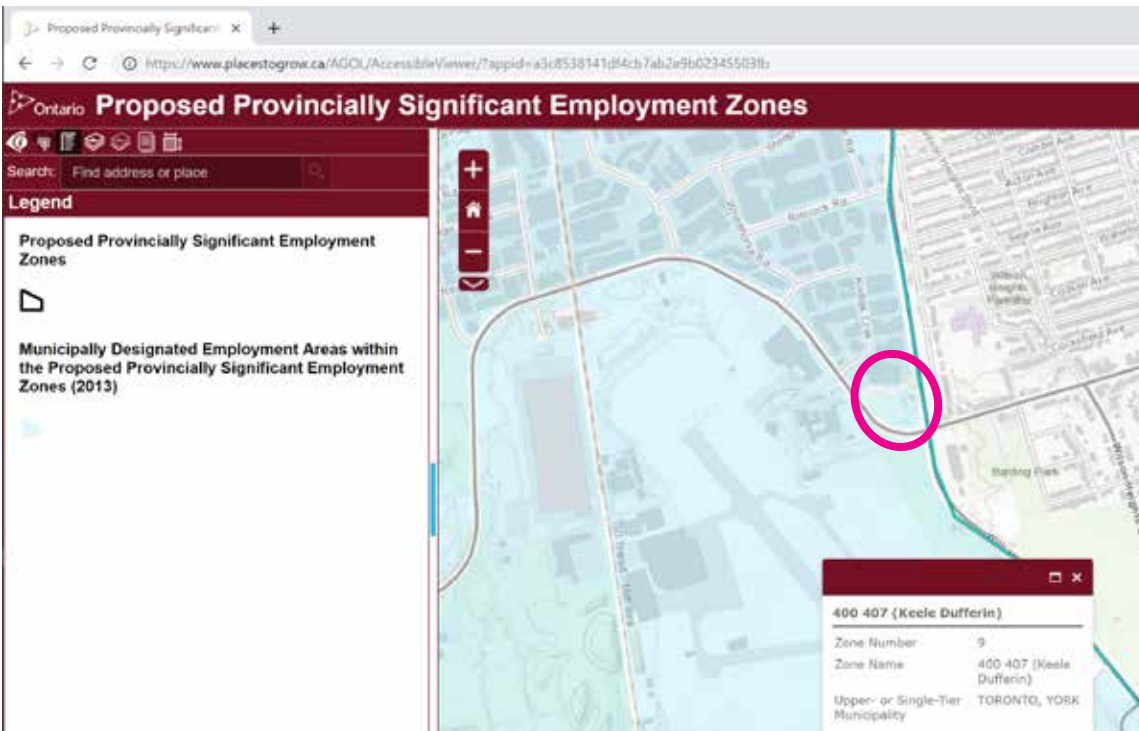
URBAN STRATEGIES INC.



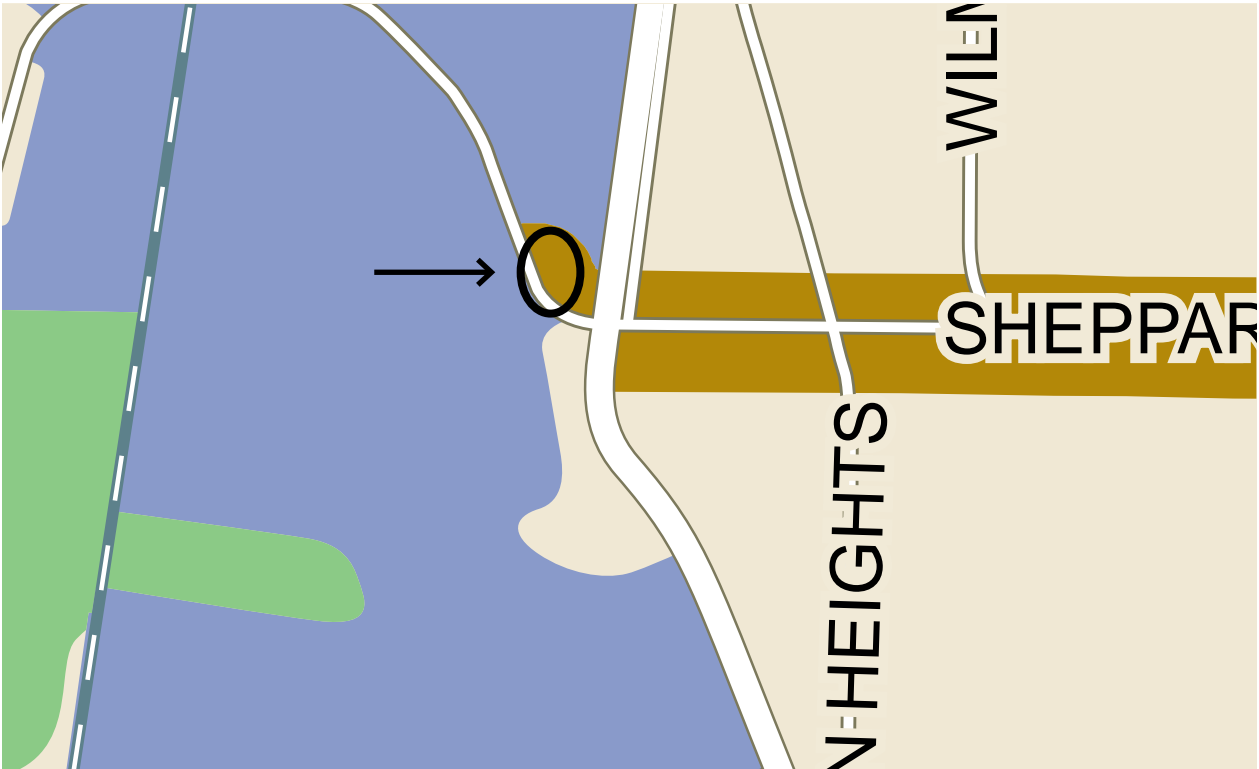
Emily Reisman, MCIP, RPP
Partner



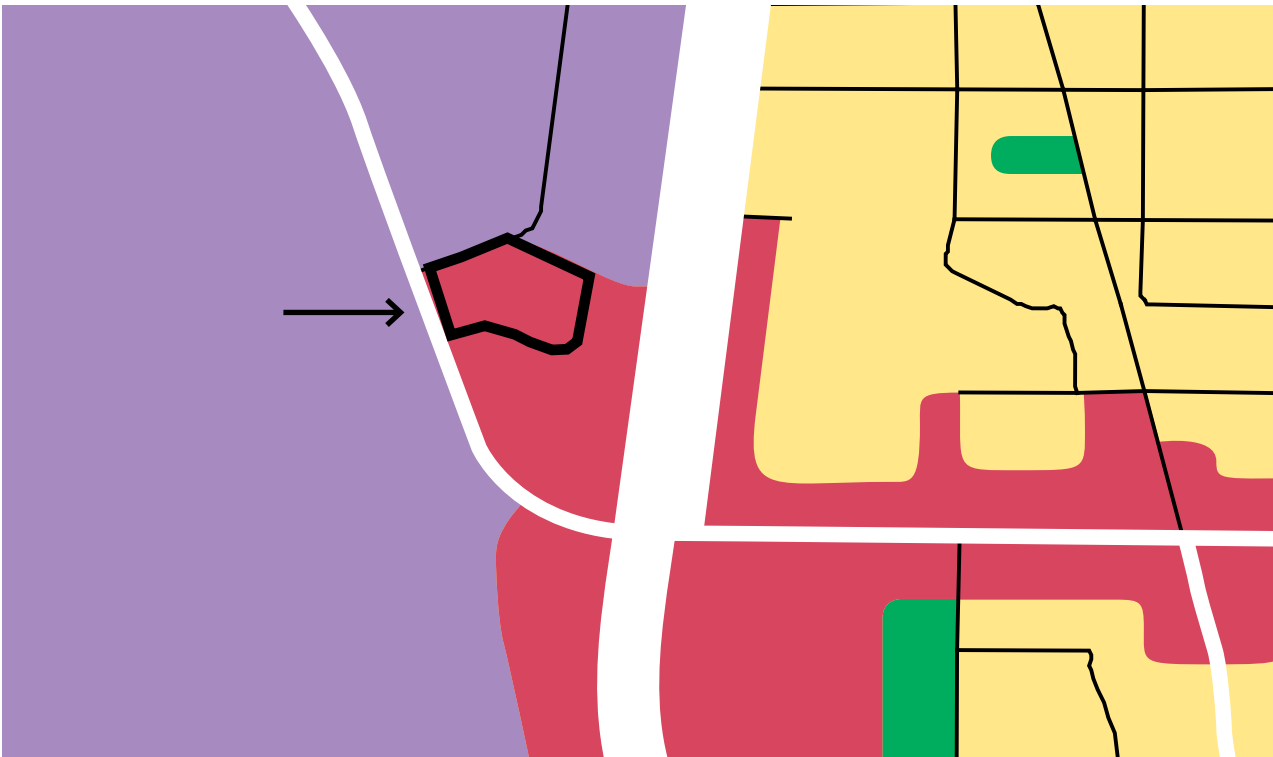
SITE LOCATION: 1100 SHEPPARD AVE WEST & 20 DE BOERS DRIVE



1100 SHEPPARD AVE WEST & 20 DE BOERS DRIVE are shown as within a Proposed Provincially Significant Employment Zone & within a municipally designated Employment Area



○ Excerpt from Toronto Official Plan Map 2: Urban Structure.
1100 Sheppard Avenue West and 20 De Boers Drive identified as Avenue. Not Employment Area



○ Excerpt from Toronto Official Plan Map 16: Land Use.
1100 Sheppard Avenue West and 20 De Boers Drive identified as as Mixed Use. Not Employment Area