

November 8, 2021

VIA E-MAIL

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File 14043.00001

City of Toronto
City Clerk's Office
100 Queen Street West
13th Floor, West Tower, City Hall
Toronto, ON M5H 2N2

Attention: Members of City Council

Dear Members of City Council:

Re: PH27.2 - Zoning Conformity for Official Plan Employment Areas - Phase 1 Final Report and Phase 2 Update (Ward All - Statutory: Planning Act, RSO 1990)

We are the counsel for Katpa Holdings Inc., the owner of lands located at the south-west corner of Finch Avenue West and Arrow Road, in the City of Toronto. The lands are not assigned a municipal address, but are legally known as :

Firstly: PART OF LOT 20, CON. 5, WYS, DESIGNATED AS PART 1, PLAN 66R18832. CITY OF TORONTO

Secondly: PART OF UNIT 1, EXPROPRIATION PLAN D-8, DESIGNATED AS PARTS 3, 8, 9, 10, 11, 12, 15, 19, 20, 21 & 22 ON PLAN 66R18832. CITY OF TORONTO. PARTS 15, 19, 21 & 22 ARE S/T AN EASEMENT IN FAVOUR OF CITY OF TORONTO AS SET OUT IN INSTR. NO. E263595. PARTS 12, 15, 19 & 20 ARE S/T AN EASEMENT IN FAVOUR OF CONSUMERS' GAS CO., AS SET OUT IN E263594, CITY OF TORONTO

Thirdly: PT LT 20, CON 5, WYS TWP OF YORK, DESIGNATED AS PARTS 25, 27, 29 ON PLAN 64R16767; TORONTO (NORTH YORK), CITY OF TORONTO.

Together these parcels are herein collectively referred to as the "the **Subject Property**".

The Subject Property is zoned Industrial Commercial (MC(H)) under the former City of North York Zoning Bylaw 7625. The MC zone permits a variety of commercial, office, industrial, and institutional uses. While the Subject Property is currently vacant and undeveloped, development proposals have previously been pursued by our client and discussed with the City, including a hotel, banquet hall and automotive dealership uses.

The proposed zoning conformity exercise aims to bring the City's Zoning By-laws into conformity with the policies of Official Plan Amendment 231. Phase 1 of the review involves the removal of

sensitive land uses as permitted uses in all former general Zoning By-laws and the City-wide Zoning By-law for lands designated as Employment Areas in the Official Plan.

On behalf of Katpa, we write to express its opposition to the proposed restriction of uses on the Subject Property as part of the zoning conformity exercise. Simply removing permitted uses does not represent good planning and is not an appropriate approach for our client's property, which is currently not developed.

If the City is going to proceed with a general deletion of use permissions in the employment zones in By-law 7625, then our client respectfully requests that the existing use permissions be retained for the Subject Property.

Please acknowledge receipt of this letter and please provide us with notice of any decisions made by City Council.

Thank you for your consideration of this request.

Yours truly,

WeirFoulds LLP



Bruce H. Engell

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