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BY EMAIL

Our File No. 118618

City of Toronto Planning & Housing Committee  
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C/O City Clerk – [clerk@toronto.ca](mailto:clerk@toronto.ca)

Attention: Carola Perez-Book, Planner - [Carola.Perez-Book@toronto.ca](mailto:Carola.Perez-Book@toronto.ca)

Dear Sir/Madame:

**Re: Zoning Conformity for Official Plan Employment Areas  
Steelstech Campus – Steeles Avenue East & Highway 404**

Our firm is counsel to STC Investments Inc. c/o North American Development Group. Our client owns lands in the southeast quadrant of Steeles Avenue East and Highway 404 comprised of 3125-3389 Steeles Avenue East, and 3900 and 4000 Victoria Park Avenue (collectively, the “Site”). The Site includes lands that are subject to Site and Area Specific Policy 394 (Area “A”) and is master plan approved for development that currently includes office, commercial and retail uses.

As the City’s Planning and Growth Management Committee is aware, City Staff have been engaged in a process of bringing forward zoning by-law “updates” to ensure various sites throughout the City are zoned in a manner that implements the approved version of OPA 231. This exercise has included the Site. Our client’s planning consultant (Bousfields Inc.) has been in regular contact with City Staff to provide input and feedback on the content of the City’s proposed amendments to Zoning By-law 7625 (as the Site is not proposed to be brought into Zoning By-law 569-2013 as part of the City’s current exercise). Our client’s goal has been to ensure the City’s zoning updates reflect not only the permitted uses under SASP 394 (the policies for Area “A” were the subject of a settlement before the Ontario Land Tribunal as part of our client’s appeal of OPA 231) but also the lawfully existing uses that operate on the Site today.

On the latter point (i.e. uses that exist on the Site today), there is a *Commercial School* in operation on the Site that primarily offers business and information technology educational programming. Our client’s consultant has been advised by City Staff that the intended zoning for the Site (MO Zone) will permit *Commercial Schools*, but that the permitted curriculum for these *Commercial Schools* is to be limited to “industrial trade schools” or “industrial driver education training.” This limitation is within regulation 19(A)(A)-(B) of the proposed amendment to Zoning By-law 7625.

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The above-described limit on the permitted curriculum for *Commercial Schools* is being introduced to the Site through the City's zoning update process. It is a limitation that changes the as-of-right permissions within the MO Zone and effectively removes the ability of our client's existing commercial school to operate other than as a legal non-conforming use. Our client submits that this is not an appropriate outcome of the City's zoning update process insofar as it (a) fails to recognize and instead removes/alters an existing permitted use and (b) proposes to constrain this use (and the establishment of similar uses) going forward.

We submit that the City should re-consider the limits that staff are proposing to place on the functions of *Commercial Schools* within MO Zones and, at a minimum, allow the Site to have a specific permission for a broader range of *Commercial Schools* than is proposed by staff. As the Site will already have site-specific zoning commensurate with its inclusion within SASP 394, we submit that a site-specific permission for a broader range of *Commercial Schools* on the Site is not an onerous request.

We would ask that this matter be addressed by staff and reflected in the proposed amendment to Zoning By-law 7625 prior to the amendment's passage by City Council. Our client and its consultants remain available to further discuss this issue in advance of the Committee's meeting in September.

Yours truly,

AIRD & BERLIS LLP

A handwritten signature in cursive script that reads "Patrick J. Harrington".

Patrick J. Harrington  
PJH/np

c.c. S. Bishop & V. McCrum, North American Development Group  
C. Allan & L. Dale-Harris, Bousfields Inc.  
S. Tomasella, Aird and Berlis LLP