

June 24, 2021  
HPGI File: 11265

Delivered via Email: [phc@@toronto.ca](mailto:phc@@toronto.ca)

City Clerk's Office  
Planning and Housing Committee  
10<sup>th</sup> Floor, West Tower  
100 Queen Street West,  
Toronto, ON M5H 2N2

**Attn: John D. Elvidge, City Clerk**  
**Nancy Martins, Administrator Planning and Housing Committee**

**Re: Comment Letter – Proposed Amendments to City of Toronto Zoning By-law 569-2013**  
**Item PH25.5 - Zoning Conformity for Official Plan Employment Areas**  
**Phase 1 Final Report and Phase 2 Update**  
**Planning and Housing Committee Meeting – June 28, 2021**  
**51 Manstor Road, City of Toronto (Etobicoke York District)**

Humphries Planning Group Inc. (HPGI) represents 2130254 Ontario Inc., the owner of a 12.46 acre/5.045 ha parcel of land located at 51 Manstor Road (the "Subject Site").



Figure 1 - Aerial view of Subject Site

HPGI has reviewed Item PH25.5 - Zoning Conformity for Official Plan Employment Areas Phase 1 Final Report and Phase 2 Update and note the intention of the Report is to amend all in-force zoning by-laws to bring them into conformity with the Official Plan, as amended by OPA 231.

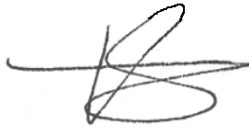
We advise that an appeal of OPA 231 was filed on July 29, 2014 by Davies Howe Partners LLP on behalf of 2130254 Ontario. The grounds of appeal included the proposed designation of the Subject Site as "Core Employment Area" and 2130254 Ontario is seeking to have the Subject Site designated "Mixed Use Areas" as part of this appeal. Given the ongoing appeal of OPA 231 through Ontario Land Tribunal Case No. PL140860, as it relates to the Subject Site (Appeal No. 27), it is not appropriate that the Subject Site be included in any of the amending by-laws associated with this Study. We note that the Subject Site is illustrated in Diagram 1, as E1.0(x44) in Attachment 1: Amendment to Zoning By-law 69-2013.

We respectfully request that the Subject Site be removed or specifically excluded from any of the amending by-laws associated with the Zoning Conformity for Official Plan Employment Areas Study, including Zoning Conformity for Official Plan Employment Areas.

HPGI herein also formally requests notification of any meetings or decisions with respect to this process. Should you require any clarification regarding these comments, please contact the undersigned at extension 244.

Yours truly,

**HUMPHRIES PLANNING GROUP INC.**

A handwritten signature in black ink, appearing to be 'RH', written over a horizontal line.

Rosemarie L Humphries BA, MCIP, RPP  
President

cc. 2130254 Ontario Inc.