

C2 PLANNING
138 – 157 Adelaide St. West
M5H 4E7
Toronto ON



June 28, 2021

To: Councillor Ana Bailão, Chair
Council Members of the Planning and Housing Committee
10th floor, West Tower, City Hall
100 Queen Street West
Toronto, ON
M5H 2N2

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

Re: Item PH25.5 - Zoning Conformity for Official Plan Employment Areas - Phase 1 Final Report and Phase 2 Update

Dear Chair Bailão and Council Members of the Planning and Housing Committee (“PHC”),

We are the land use planning consultants for 2613815 Ontario Inc., the owners of the property municipally-known as 100 Thornccliffe Park Drive (“subject lands”) in the City of Toronto. 100 Thornccliffe Park Drive is zoned as “BC-(2)” *Business Centre* in the Former City of East York Leaside By-law. The subject lands are specifically proposed to be amended to remove certain land uses considered as sensitive land uses. The land use permissions in Section 8.4 Business Centre Zone – BC, Section 8.4.3 Exceptions, exception b), are proposed to be amended to remove land use permissions for a *Private and Public Recreational facility that is a Fitness Centre*. The zoning conformity exercise provides the City the opportunity to amend the employment zones to remove incompatible sensitive land uses, as proposed by Staff, to bring the By-law into conformity with the uses contemplated in the General and Core Employment Land Use Designations in the Official Plan.

On behalf of our clients, we respectfully request to be engaged when Phase 2 of the proposed zoning framework is underway and requests that the City provide 2613815 Ontario Inc., C/O C2 Planning of any notices of future meeting, reports, decisions or consultations regarding this matter. Please find our mailing addresses below:

2613815 Ontario Inc., care of C2 Planning
Suite 138 – 157 Adelaide Street West
Toronto ON
M5H 4E7

A handwritten signature in blue ink, appearing to read 'Christian Chan'.

Thank you and Regards,
Christian Chan MCIP/OPPI (Provisional/Candidate)
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