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June 3, 2022

Reply To: Joel D. Farber
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Our File No. 146965

VIA EMAIL TO KELLY.MATSUMOTO@TORONTO.CA

Legal Services
Planning & Administrative Tribunal Law Section
City of Toronto
55 John Street, 26th Floor
Metro Hall, Toronto M5V 3C6

WITHOUT PREJUDICE

Attention: Kelly Matsumoto

Dear Ms. Matsumoto:

Re: OPA 231 Appeal 149 RioCan Stockyards and MCR/Keele St. Clair Local Area Study

Further to our ongoing discussions concerning RioCan Stockyards related to the site specific OPA 231 appeal, the MCR conversion request and the Keele St. Clair Local Area Study, we confirm our proposal to resolve the matters on the basis of the Draft Settlement dated May 27, 2022 attached hereto.

We agree to ask the Tribunal to withhold any order on the OPA 231 appeal until OPA 537 comes into full force and effect. Alternatively, we agree that our OPA 231 appeal can be withdrawn provided that the approval decision for OPA 537 implements the settlement we have arrived at. The parties agree that the OPA 231 order to be requested, if necessary, shall incorporate all policies from OPA 537 necessary to implement the terms of settlement.

Yours truly,

FOGLER, RUBINOFF LLP

"Joel D. Farber"

Joel D. Farber*

*Services provided through a professional corporation

JDF/sz

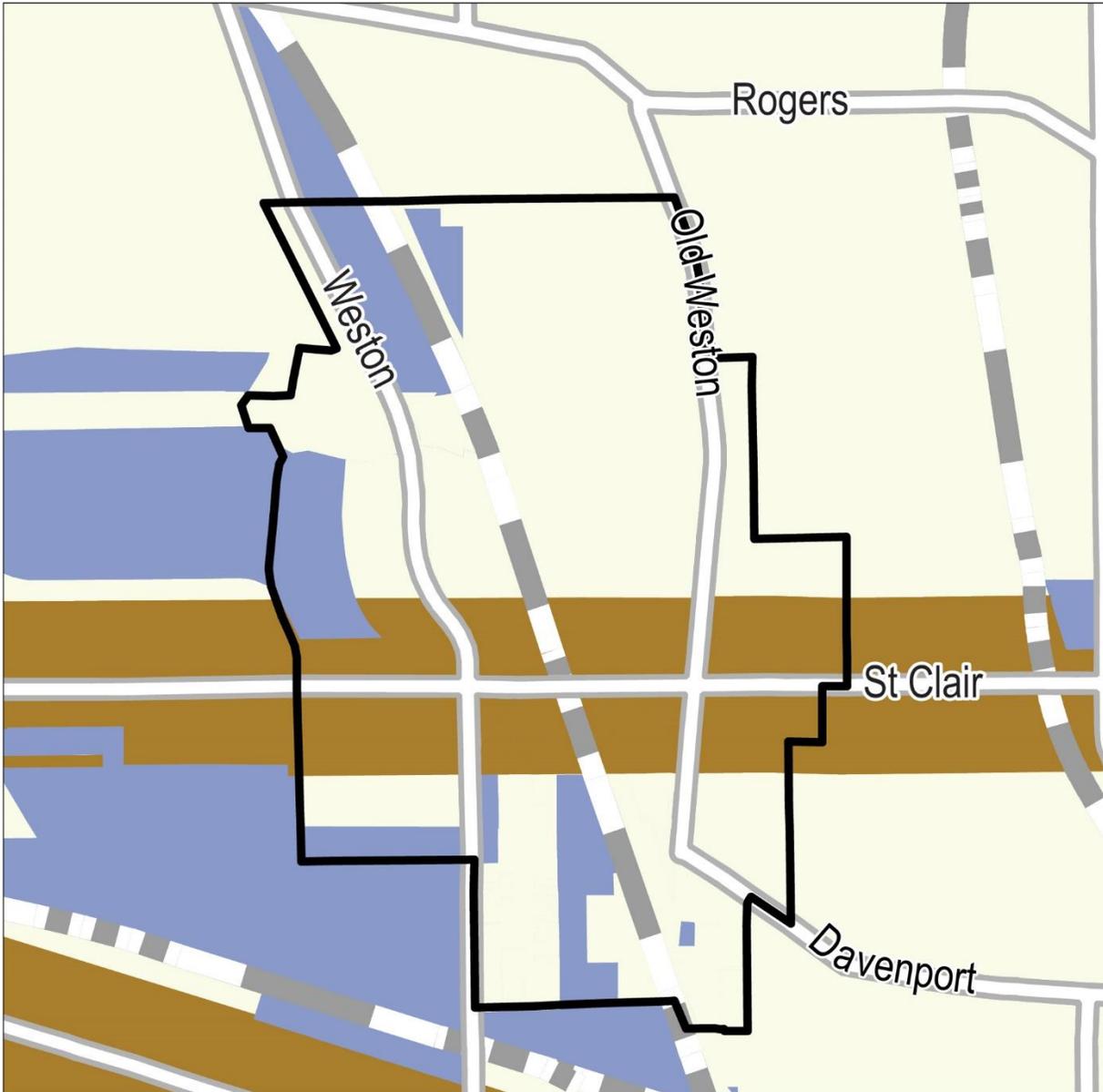
Encl.

Proposed Settlement to OPA 231 Appeal 149 – RioCan Stockyards

The Official Plan of the City of Toronto is amended as follows:

1. Map 2, Urban Structure, is amended by partially deleting the *Employment Areas* overlay from the lands bounded by Weston Road, St. Clair Avenue West and Gunns Road in the manner shown on the attached Schedule 1.
2. Map 2, Urban Structure, is amended by adding an *Avenues* overlay for part of the lands fronting the north side of St. Clair Avenue West between Gunns Road and Weston Road, in the manner shown on the attached Schedule 1.
3. Map 17, Land Use Plan, is amended by partially re-designating the lands bounded by Weston Road, St. Clair Avenue West and Gunns Road from *General Employment Areas* to *Mixed Use Areas* in the manner shown on the attached Schedule 2.
4. Chapter 7, Site and Area Specific Policies, is amended by deleting Site and Area Specific Policy No. 360.
5. OPA 537 to the Official Plan of the City of Toronto is modified as follows:
 - a. Schedule 1 to OPA 537, Revisions to Urban Structure Map 2, be replaced with the attached Schedule 1.
 - b. Schedule 2 to OPA 537, Revisions to Land Use Map 17, be replaced with the attached Schedule 2.
 - c. Schedule 3 to OPA 537, Keele-St. Clair Secondary Plan, be modified by replacing Map 1: Land Use Plan with the map shown on the attached Schedule 3.

Schedule 1



Official Plan Amendment #537

Revisions to Urban Structure Map 2

Keele St. Clair Secondary Plan

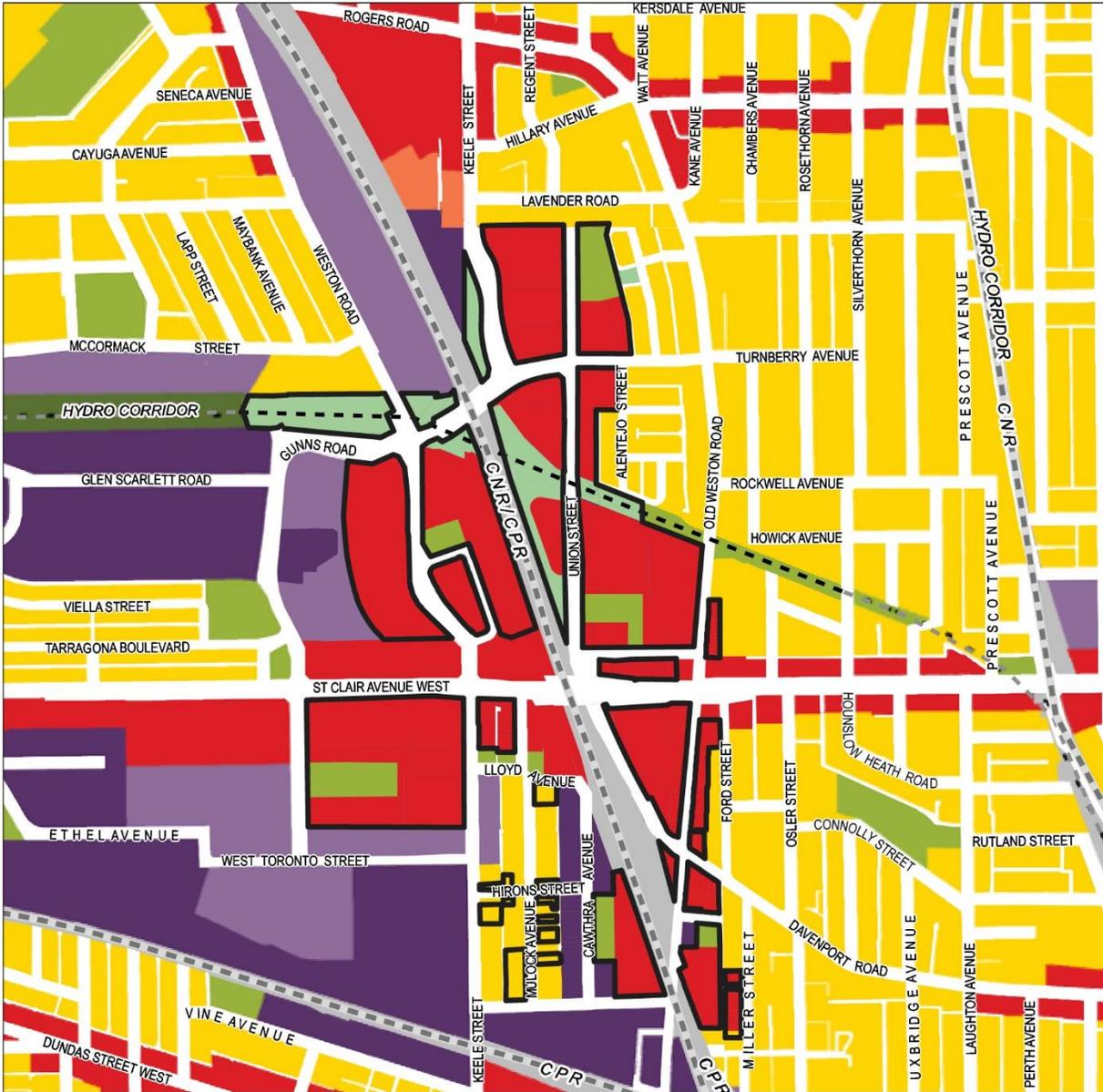
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-  Lands subject to Official Plan Amendment #537
-  Avenues
-  Employment Areas



Not to Scale
05/27/2022

Schedule 2



Official Plan Amendment #537

Revisions to Land Use Map 17

Keele St. Clair Secondary Plan

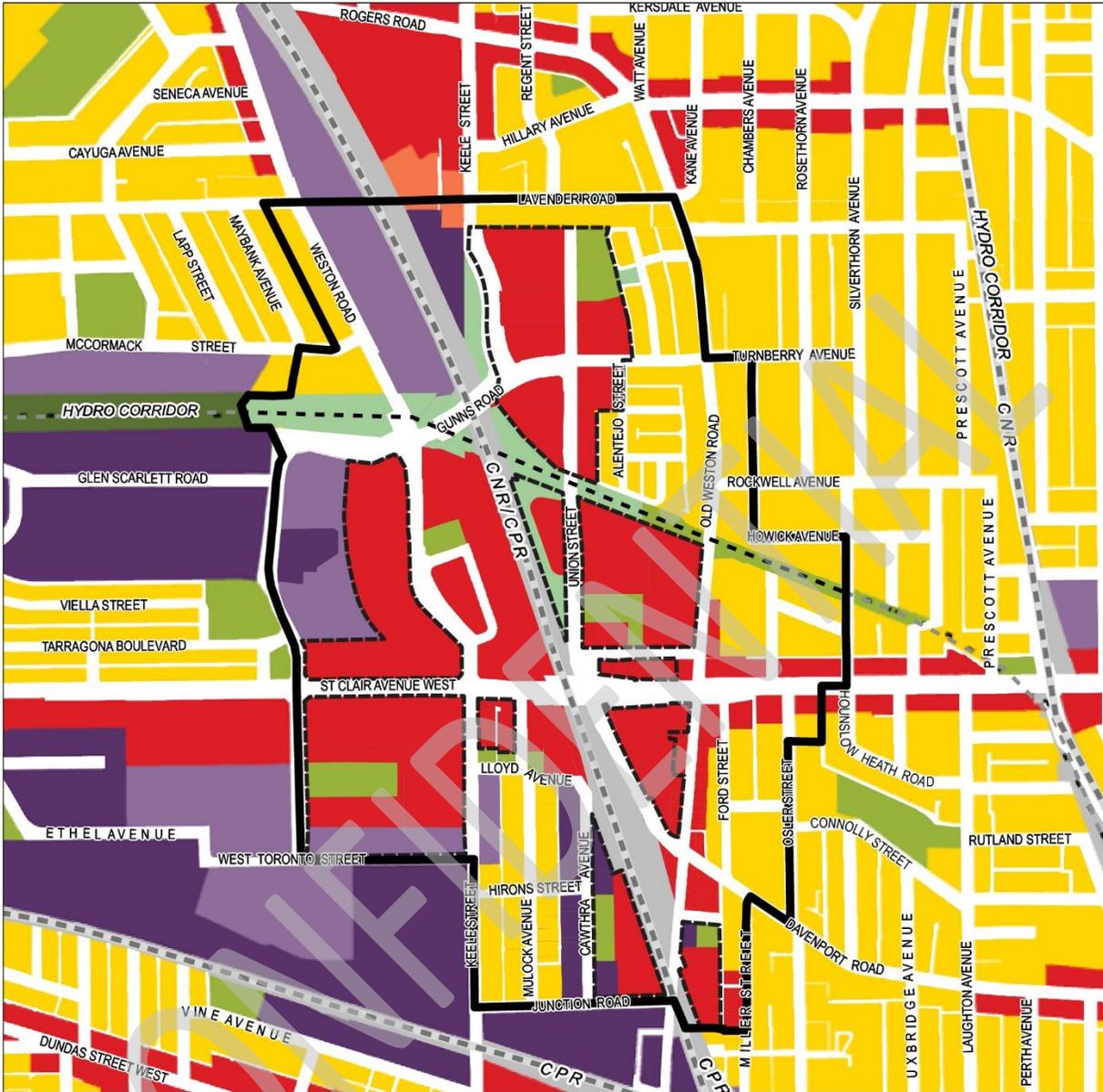
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	Lands Subject to Redesignation		Natural Areas		Institutional Areas		General Employment Areas
	Neighbourhoods		Parks		Regeneration Areas		Core Employment Areas
	Apartment Neighbourhoods		Other Open Space Areas		Utility Corridors		
	Mixed Use Areas						



Not to Scale
03/25/2022

Schedule 3



Map 1 - Land Use Plan

Keele St.Clair Secondary Plan

- | | | | |
|--|--|---|---|
|  Keele-St.Clair Secondary Plan Boundary |  Natural Areas |  Institutional Areas |  General Employment Areas |
|  Neighbourhoods |  Parks |  Regeneration Areas |  Core Employment Areas |
|  Apartment Neighbourhoods |  Other Open Space Areas |  Utility Corridors |  Employment Priority Areas |
|  Mixed Use Areas | | | |

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05/27/2022