

18 July 2022

Sent by E-mail (councilmeeting@toronto.ca)

Toronto City Council
Toronto City Hall
100 Queen St. W.
Toronto, ON M5H 2N2

Dear Members of Council:

**Re: Item PH35.14 – Our Plan Toronto: Land Needs Assessment
Item PH35.15 - Our Plan Toronto: Recommended Official Plan Amendment
for City-wide Employment Policies and Conversion Requests – Final Report
Item PH35.16 – Our Plan Toronto: City-wide 115 Proposed Major Transit
Station Area/Protected Major Transit Station Area Delineations – Final
Report**

We represent Desjardins Financial Security Life Assurance (“Desjardins”) as the owner of the property located at 1455-1457 McCowan Road and 41-47 Milner Avenue, the City of Toronto.

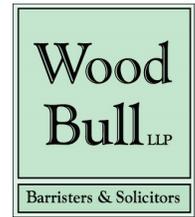
On behalf of our client, we provide these submissions in connection with the above-noted items and the associated draft planning instruments, which we understand will be considered by City Council at its meeting on 19 July 2022.

Submissions

Employment Areas

Desjardins filed an employment conversion request for 1455-1457 McCowan Road and 41-47 Milner Avenue on 11 December 2020. We understand that our client’s request is not being considered by City Council at this meeting but will be included in a future report to City Council in 2023. Our client looks forward to continuing our discussions with staff in this regard.

With respect to the proposed employment area policies, it is not clear whether “multi-level industrial development” in policy 3.5.3.7 would include industrial mixed with office or other non-industrial employment uses. To the extent that multi-level buildings are being encouraged, it would be appropriate to include all permissible employment uses within that built form.



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Major Transit Station Areas

Desjardins' property is located within the planned McCowan MTSA (OPA 575, SASP 745), for which our client is supportive.

Request for Notice

We request notice of Council's decision in accordance with the provisions of the *Planning Act*. All notifications should be provided to the undersigned and to Eugenia Bashura at ebashura@woodbull.ca.

Yours very truly,

Wood Bull LLP

A handwritten signature in blue ink that reads "Jshapira".

Johanna R. Shapira

JRS/eb

Encls.

c. client