

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 Morguard Investments Limited (“Morguard”) as owner and/or operator of multiple properties located in the City of Toronto, including but not limited to 279-285 Yorkland Boulevard, 200 Yorkland Boulevard, 50-60 Bloor Street West, 77 Bloor Street West, 131 Bloor Street West, and 6212-6600 Yonge Street (“Centerpoint Mall”).

On behalf of our client, we provide the following 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.

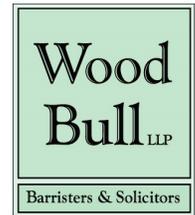
Submissions

Employment Areas

Morguard filed an employment conversion request for 279-285 Yorkland Boulevard on 17 December 2020. We understand that our client’s request is not being considered by Council at this meeting but will be included in a future report to Council in 2023. It’s notable that the lands adjacent to our client’s lands at 1 Heron’s Hill Way are being proposed for conversion; it is our client’s position that 279-285 Yorkland Boulevard are similarly appropriate for conversion.

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

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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.

Major Transit Station Areas

We note that several of Morguard's properties are located within proposed Major Transit Station Areas, 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, reading "Jshapira", is positioned above the printed name.

Johanna R. Shapira

JRS/eb

Encls.

c. client