



BOUSFIELDS INC.

Project No. 19318

July 5, 2022

Planning and Housing Committee
c/o Nancy Martins
Toronto City Hall
100 Queen Street West
Toronto, Ontario M5H 2N2

Dear Councillor Bailão and Members of the Committee:

**Re: *Draft Official Plan Amendment 591 and Area Specific Policy
1 Herons Hill Way – Official Plan Amendment and Zoning By-law
Planning and Housing Committee Meeting July 5, 2022, Item PH35.15***

We are the planning consultants to Paradise Developments Heron's Hill Inc., owner of the above captioned lands, a 6,491 square metres property on the south side of Heron's Hill Way, generally south of Sheppard Avenue East and east of Yorkland Road (the "subject site"). An application was filed on June 1, 2020 in support of an Official Plan Amendment and Zoning By-Law Amendment.

We are in receipt of a report entitled "Our Plan Toronto: Recommended Official Plan Amendment for City-wide Employment Policies and Conversion Requests – Final Report dated June 20, 2002 as well as draft Official Plan Amendment No. 591 and Site and Area Specific Policy No. 1 to the ConsumersNext Secondary Plan.

We have reviewed the Final Report with our client together with the Final Assessments attached to the Final Report as Attachment 3 and make the following observations. Our client is in agreement with the conclusions provided in the final assessment, namely that "the redesignation of a portion of the subject lands from *General Employment* to *Mixed Use Areas* would provide an opportunity to integrate them into the local mixed use context in a manner that protects and preserves employment uses on site and those in the surrounding area". As the report more specifically concludes, "the western portion of the lands would be purposefully retained as *General Employment Areas* to serve several functions: protects against the potential future encroachment of incompatible uses west into the Consumers Road area of employment; establishes a consistent edge of employment uses on Yorkland Road south of Heron's Hill; allows for the appropriate transition of employment to non-employment uses on site; helps support land use compatibility; and retains land for business and economic activities."

My client also highlights the continued support of The Parkway Centre Business Association in endorsing our client's Official Plan Amendment application.

There has been a written submission made by the Toronto Lands Corporation (TLC) acting on behalf of the Toronto District School Board (TDSB) observing that "many employment conversion requests do not currently have associated planning applications nor information about proposed residential unit counts, it is challenging to advise whether or not OP Policy 2.2.3.1.7f) can be met in each case." Accordingly, TLC has suggested policy language ensuring that the TDSB is consulted to evaluate school accommodation needs and consider opportunities for new schools.

As you know, our client has filed a complete OPA and rezoning applications ("associated planning applications") for the subject lands wherein the number of proposed residential units has been disclosed and, in fact, all manner of details has been filed as part of the aforementioned applications. During the review of the applications, the Toronto Lands Corporation did, in fact comment in a letter dated September 1, 2020 requiring warning clauses for any prospective purchasers.

As noted in the draft OPA, my client has agreed to provide a prescribed amount of market-related affordable housing despite the fact that the subject lands are not in an Inclusionary Market Area as prescribed in Map 37 of OPA 557 (By-law 940-2021) nor is it an identified Protected Major Transit Station Area which would normal be the trigger to require affordable housing under the new Inclusionary Zoning regime.

Lastly, my client and I want to express our thanks to the Strategic Initiatives, Policy & Analysis members of the City Planning Division for the manner in which they conducted the review of the Official Plan Amendment application and provided my client the necessary time to have meaningful discussions that ultimately resulted in the draft OPA that is being considered by the Committee.

We trust that the foregoing is satisfactory. However, if you have any questions or require additional information, please do not hesitate to contact me directly at 416-371-7475

Yours very truly,
Bousfields Inc.


Tony Volpentesta., MCIP, RPP

cc: *Ron Baruch - Paradise Developments Heron's Hill Inc.*
Councillor Carroll, City of Toronto, Ward 17