

July 4, 2023

Email: phc@toronto.ca

Planning and Housing Committee
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Dear Members of the Planning and Housing Committee:

**Re: Item PH5.3
Draft Official Plan Amendment 653 - MCR Employment Conversions
330 Queens Plate Drive**

We represent Choice Properties Limited Partnership (“Choice”), owners of the property municipally known as 330 Queens Plate Drive (the “Property”). The Property is located within an existing commercial node oriented along Highway 27, surrounded on most sides by commercial/retail uses. The Property is approximately 4.07 ha (10.05 ac) in size, developed with an approximately 8,427 sq.m (90,704 sq.ft) Fortinos supermarket, a gas bar, a CIBC Bank with drive-thru and an LCBO.

Choice applied for a conversion of the Property as part of the City’s Municipal Comprehensive Review in July, 2021. It identified these lands a desirable location to accommodate future reinvestment and growth, consistent with the objectives of the master planning exercise being undertaken around the nearby and forthcoming Woodbine GO Station, which will result in significant mixed-use growth in the area. Additionally, the Property is ideally situated to benefit the nearby Humber College site and could accommodate student growth with the introduction of residential uses on site.

Having reviewed the Final Report, dated June 16, 2023 and the draft OPA 653 to be considered by the Planning and Housing Committee at its meeting on July 5, 2023, we are disappointed that staff has recommended the Property remain within a *General Employment* designation. It is our opinion that a *General Employment* designation is not appropriate within the current planning framework, or within the evolving nature of employment areas recently defined through Bill 97.

The current land use permissions on the Property and the existing standalone retails uses on site are not anticipated to generate a significant number of people or jobs per hectare to support a vibrant employment area. These uses do not serve existing employment uses elsewhere in the employment area, but rather serve the numerous institutional and mixed-use areas nearby. Maintaining these lands as *General Employment* will do nothing to strengthen or grow the surrounding employment areas.

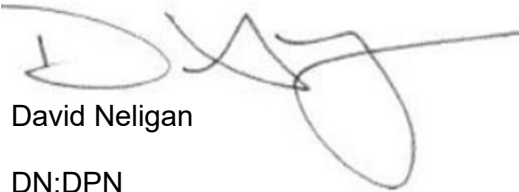
The existing uses on site are not consistent with the amended definition of an “area of employment”. Commercial uses, including the longstanding retail uses on site, are expressly excluded from this definition. These lands do not fit within the purpose of *Employment Areas*, they

do not behave as *Employment Areas* and they do not contribute to the vitality of the City's *Employment Areas*. It makes little sense to require that these lands continue to remain as *General Employment* instead of optimizing their use and viability as productive *Mixed Use Areas* supporting surrounding growth.

For the reasons stated above, we respectfully request that, prior to this instrument being forwarded to Council for approval, the Planning and Housing Committee modify OPA 653 to include 330 Queens Plate Drive. In the alternative, we request that this Committee direct staff to reconsider its employment conversion recommendations in light of Bill 97, the City's proposed Official Plan Amendment for Bill 97 Transition, and the forthcoming Provincial Planning Statement expected to be enacted this fall. We further ask to be notified of any decision made by this Committee or City Council in connection with this matter.

Yours truly,

AIRD & BERLIS LLP

A handwritten signature in black ink, appearing to read 'D Neligan', with a long horizontal line extending to the right.

David Neligan

DN:DPN

C. Client
Eileen Costello, Aird & Berlis