



Bennett Jones

Bennett Jones LLP
3400 One First Canadian Place, P.O. Box 130
Toronto, Ontario, M5X 1A4 Canada
T: 416.863.1200
F: 416.863.1716

Andrew L. Jeanrie
Partner
Direct Line: 416.777.4814
e-mail: jeanriea@bennettjones.com
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July 23, 2024

VIA EMAIL: councilmeeting@toronto.ca

City Clerk's Office
2nd Floor West Tower
Toronto City Hall
100 Queen Street West
Toronto ON M5H 2N2

Dear Mayor and Members of Council

Re: Item No. PH 14.1 – Employment Area Land Use Permissions- Decision Report

We are writing this letter on behalf of our client 5000 Real Estate Investments Inc, being the owner of 1100 Caledonia Road, 1120 Caledonia Road, and 1150 Caledonia Road (collectively the "**Property**"). On its behalf, we have been monitoring the City's proposed response to the Province's Bill 97 and the updated definition of *areas of employment* that it introduces into the *Planning Act*.

Our client fully supports the Province's direction to municipalities to undertake an analysis of existing employment lands and facilities with the intention of protecting certain types of employment uses expanding the uses in many parts of the City to allow for mixed use complete communities. However, the City's proposed "strategy", fails to determine what other uses are appropriate to support and enhance employment lands over the length of the Official Plan's time horizon of 20 plus years or if certain lands should be redesignated. What City Planning are proposing runs counter to the Province's direction to municipalities.

As such, we are writing in response to the Planning and Housing Committee's adopted recommendations on July 11, 2024, and to speak to the Report from the Interim Chief Planner and Executive Director, City Planning (being the "**Decision Report**") that was before the Committee.

The proposed implementing official plan amendment ("**OPA 680**") would remove office, institutional and commercial land use permissions from all of the City's employment areas without examining whether it is appropriate to do so on a site-by-site or area-by-area basis. This local analysis is of critical importance to our client and the Property. Maybe certain lands should be redesignated? Without the analysis, City Planning's "blanket removal" of use permissions could make it more challenging for the uses on the Property to prosper for as long as these planning instruments would typically be in place (20 to 25 years).

It is our client's position that the City should be putting its efforts behind not only protecting industrial and warehouse lands, but also fostering the site specific needs of existing employment areas and examining



what supporting uses should be permitted. In some circumstances land should be redesignated to address the use permission issue – for example, some lands might be appropriate to be removed from the employment areas, but given a wide range of non-residential permissions. Instead, OPA 680 as presently drafted, will make the long term viability of the Property necessarily more difficult. Similar to companion OPA 668 (which our client has expressed its concerns with by letter dated August 9, 2023), the proposed response of City Planning is contrary to the Province's intentions respecting Bill 97.

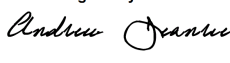
The City's Direction Report is a direct attempt by City staff to circumvent the Province's intentions and it fails to support the long term success of the Property and is a missed opportunity to truly evaluate, within an area wide context, the best future use. The Directions Report and OPA 680 represent a misinterpretation of the intent of the legislation.

For the reasons set out above, we request City Council direct City staff to respect the intent of Bill 97 and not adopt OPA 680 as presently drafted, and truly consult the affected stakeholders such as our client, by involving affected landowners in these discussions. We further ask to be notified of any further decisions made by this Committee or Council in connection with this matter.

Yours truly,

Bennett Jones LLP

Per:

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Andrew Jeanrie

Enclosure

cc: Client