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May 20, 2025

**Via Email ([councilmeeting@toronto.ca](mailto:councilmeeting@toronto.ca))**

Toronto City Council  
Toronto City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2

**Attention: Sylwia Przewdziecki**

Dear Sirs/Mesdames:

**Re: Item PH21.1  
Proposed Official Plan Amendment No. 804  
Official Plan Amendments to Align with Provincial Legislative and Policy  
Changes Related to Employment Areas**

We are writing on behalf of 2157341 Ontario Limited (a corporate entity controlled by the Kelebay Group of Companies), the registered owner of the property municipally known as 871 Islington Avenue (the “**Subject Property**”) in the City of Toronto (the “**City**”). We are writing to inform you that our client objects to the proposed amendment noted above (the “**Proposed OPA**”), as currently proposed, and kindly requests that consideration of this matter be deferred.

## **Background**

The Subject Property, which is currently occupied by a retail establishment, is situated at the northeast corner of Islington Avenue and the Gardiner Expressway, just south of The Queensway, and is approximately 0.4 hectares in size. The Subject Property is situated at the extreme outer edge of the employment area located north of the Gardiner Expressway that generally extends from Islington Avenue to Royal York Boulevard. The Subject Property is also located in very close proximity to residential areas located to the north which makes this a good shovel ready candidate for development consistent with the Province’s Housing Supply Action Plan (HSAP) commitment to significantly increase housing supply. Further, the Subject Property is located immediately east (across Islington Avenue) of the proposed master planned mixed-use redevelopment of 1025 The Queensway (the Cineplex Cinemas site), which includes 10 residential towers.

## **Objection to the Proposed OPA**

In our opinion, the Proposed OPA should have included the Subject Property in the list of redesignated lands as we believe strongly that the Subject Property is appropriate for conversion from *Core Employment Areas* to *Mixed Use Areas* or at least to *Regeneration Areas*

on an interim basis. The Subject Property does not contain any of the primary employment uses identified under the *Planning Act*. Further, the Subject Property does not abut and is not contiguous with any heavy employment uses. In our view, a *Mixed-Use Areas* designation for the Subject Property is a logical extension to the existing *Mixed-Use Areas* located to the north and west, and will allow for residential uses and new housing opportunities in a dynamic changing area. The redesignation will also provide appropriate transition with the abutting employment lands to remain.

Overall, in our opinion, the Proposed OPA has not provided a sufficiently comprehensive assessment of employment lands within the City and of those properties appropriate for redesignation to support residential uses. In our view, a more complete approach to redesignating the City's employment lands would have regard to the *Planning Act*, be consistent with the Provincial Planning Statement as well as represent good planning.

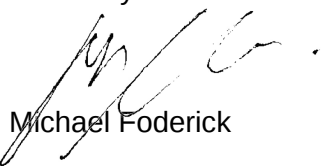
### Conclusion

We therefore request that the Proposed OPA be modified to include the removal of the Subject Property from *Core Employment Areas* and to redesignate it to *Mixed Use Areas* or at least to *Regeneration Areas* on an interim basis. Further, this request is to ensure consistency with other residential land use permissions approved in the general vicinity of the Subject Property. It is our position that this matter should be deferred to allow additional consultation with our client on the concerns raised herein.

Should you wish to discuss further, have any questions or require any supplementary information, please do not hesitate to contact the undersigned. Additionally, we formally request that the undersigned be provided with notice of any City meetings where reports related to the above noted matter are to be considered. Finally, we request that the undersigned be notified of any decision respecting the above noted matter.

Sincerely,

McCarthy Tétrault LLP



Michael Foderick

MF/JC/rj