

February 28, 2019

Mr. Charles O'Hara
Ontario Growth Secretariat
Ministry of Municipal Affairs and Housing
17th floor 777 Bay Street
Toronto, ON M5G 2E5

Dear Mr. O'Hara:

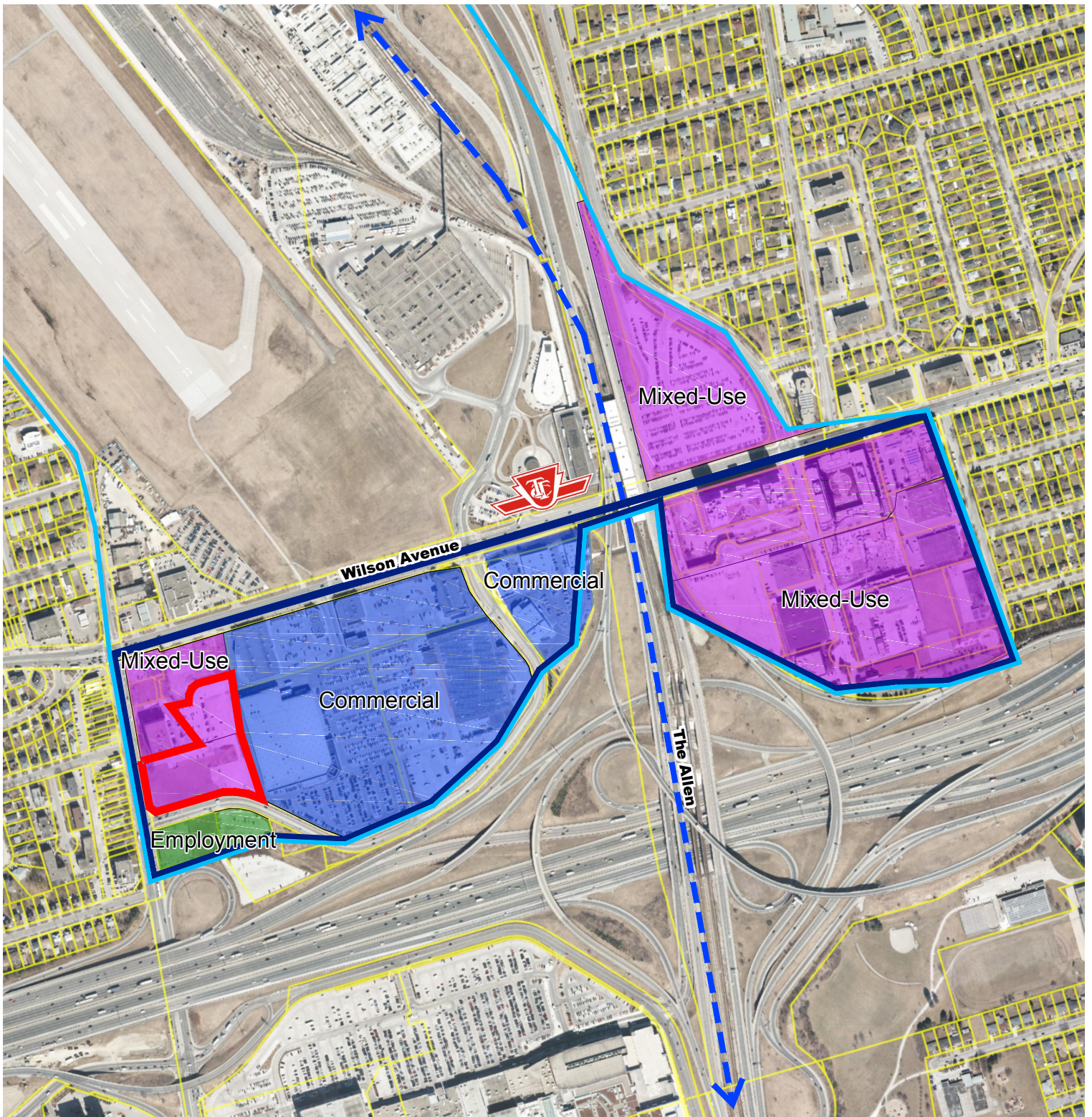
**RE: PROPOSED AMENDMENT 1 TO THE GROWTH PLAN
COMMENT SUBMISSION ON BEHALF OF 3621 DUFFERIN STORAGE GP CORPORATION
AND 3621 DUFFERIN STORAGE LIMITED PARTNERSHIP
3621 DUFFERIN STREET, TORONTO
ERO NO. 013-4504
OUR FILE 16257E**

We have been retained by 3621 Dufferin Storage GP Corporation on behalf of 3621 Dufferin Storage Limited Partnership (hereinafter "Dymon Storage") to review the proposed Amendment 1 to the Growth Plan for the property municipally addressed as 3621 Dufferin Street, Toronto.

To become better informed and exchange comments on the Proposed Amendment 1 (hereinafter "Amendment") to the Growth Plan, MHBC has attended a number of Regional Workshops hosted by the Province.

Based on our review of the Amendment, it is understood that conversion of employment lands will continue to require a comprehensive assessment and the implications for economic development by the Ministry of Municipal Affairs and Housing (MMAH). The most significant proposed change is the introduction of Provincially Significant Employment Zones ("PSEZ") mapping across the GTA. We are concerned with the extent of this mapping and its accuracy vis-à-vis existing land uses and municipal Official Plan mapping.

Dymon Storage lands have been included within the proposed PSEZ 9 (400/407 Keele Dufferin). The subject lands are designated Regeneration Area in the City's Official Plan. Furthermore, the lands are subject to the Dufferin-Wilson Regeneration Study Area and City Council approved Official Plan Amendment 362 (**Figure 1**). Attached are excerpts from OPA 362 showing the land use designation which designates the lands as "Mixed Use".



Data Source: Government of Ontario- Proposed Provincially Significant Employment Zones Web Mapping (2018)

Figure 1

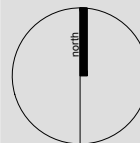
Proposed Provincially Significant Employment Zones

LEGEND

- Subject Lands
- Proposed Provincially Significant Employment Zones
- Commercial Lands
- Mixed Used Lands
- Employment
- Lands to be Removed from PSEZ
- ↔ Existing Commuter Rail Line
- Ⓜ Wilson Subway Station

DATE: February 28, 2019

SCALE 1:7500



N:\16257E - Dufferin and Wilson, Toronto\2019\February\Figures\CAD\16257E-Figure Mapping 25 February 2019.dwg

**3621 Dufferin Street,
Toronto, Ontario**

MHBC PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE
230-7050 WESTON ROAD WOODBRIDGE, ON, L4L 8G7
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The subject lands are designated as Mixed Use within a Regeneration designation which is to encourage a variety of uses, based on the permitted uses of Regeneration Areas designation in the Toronto Official Plan, which include but not limited to commercial, residential, live/work, institutional and light industrial uses to be mixed within the same block or building.

We recognize the intent of the Amendment is to reflect existing designations and not to make any land use changes. However, the Province's mapping erroneously includes the subject lands within PSEZ 9 (400/407 Keele Dufferin). This is in direct conflict with the Official Plan designation and zoning for the subject lands, as well as the adjacent lands within the Dufferin-Wilson Regeneration Study Area, which consist of residential and mixed use developments. Furthermore, Dymon Storage has an active application with the City Toronto to permit a 10-storey mixed use development which consists of 166 residential units, retail at grade, office and self-storage.

The Province's proposed Section 2.2.5.12 of the Growth Plan requires that lands within a PSEZ be protected for employment uses through Official Plan policies and related land use designations. If implemented, this provision appears to require that the City re-designate the subject lands for employment purposes as part of its Official Plan review, which would ultimately be carried through to the zoning. As such, this is in contrast to the current mixed use permissions for the subject lands and Dufferin-Wilson Regeneration Area. **We request the subject lands and adjacent lands consisting of residential and mixed use developments within the Dufferin-Wilson Regeneration Area be removed from the PSEZ to enable these lands to realize the increased density and investment envisaged by the Toronto Official Plan.**

In addition, we request that additional consultation be undertaken to ensure the accuracy of the PSEZ mapping. We request also request that should the mapping be modified that additional consultation is undertaking to ensure the mapping is accurate and request the Province undertake further consultation with affected landowners on PSEZ mapping where municipalities have requested increased PSEZ limits which was not subject this consultation.

We appreciate your attention to this matter and hope that our request to correct this mapping is undertaken.

Thank you.

Yours truly,

MHBC



David A. McKay, MSc, MLAI, MCIP, RPP
Vice President & Partner

cc.; *S. Creighton*
E. Edwards
J. Dawson

Attachment 1: Official Plan Amendment (OPA 362)

Authority: North York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

**To adopt an amendment to the Official Plan
for the City of Toronto
respecting the lands located east of Dufferin Street between Wilson Avenue and
Highway 401**

WHEREAS authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law;

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The attached Amendment No. 362 to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

JOHN TORY,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

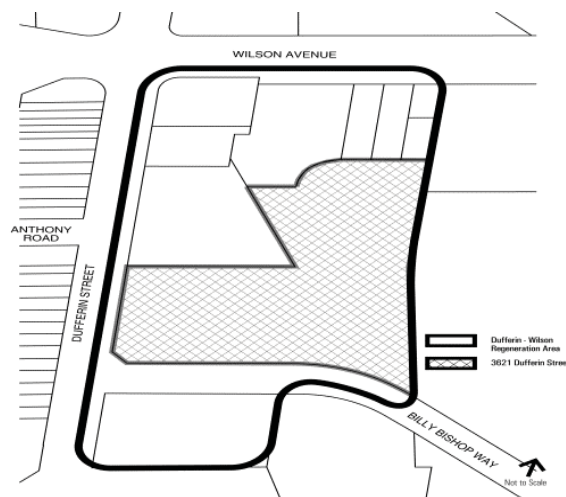
Subdivision, and Consent to Sever that propose sensitive land uses (as defined by the Provincial Policy Statement, 2014) may be required to submit Noise, Dust, Vibration, Air Quality and Airport Compatibility Studies.

- l) An Airport Compatibility Study and a study or studies of air quality, noise, dust and/or vibration may also be requested by the City in the evaluation of a site plan control application.
- m) Prior to the enactment of any zoning by-law amendment, applicants must:
 1. undertake a feasibility analysis and impact assessment as required under the province's D-6 Guidelines for Compatibility Between Industrial Facilities and Sensitive Land Uses and a Noise Impact Study as required under the province's Environmental Noise Guideline, Publication NPC-300 (or other subsequent MOECC guidelines),
 2. undertake any other compatibility study, such as dust, air quality, and/or vibration studies, as required under all applicable regulations, policies, guidelines, and standards, and
 3. through the above-noted studies, demonstrate that the proposed development is compatible with, or can be made to be compatible with through mitigation measures, the existing and permitted commercial and other employment uses (inclusive of potential expansions thereto) within and outside of the Dufferin-Wilson Area.

To the satisfaction of the City.

11. SITE SPECIFIC POLICIES

3621 Dufferin Street



- a) Notwithstanding Policy 2(b)(iii), a Holding provision will be contained in the zoning by-law with respect to the lands known in 2017 as 3621 Dufferin Street permitting self-storage warehouse uses and residential and/or office uses in *contiguous buildings* on these lands provided that information is provided demonstrating to Council's satisfaction that:
- i. The design of the *contiguous* buildings containing residential uses and/or office uses, and self-storage warehouse uses are to the satisfaction of the Chief Planner and Chief Building Official, including any issues related to compatibility and adverse impact;
 - ii. The land use mix will achieve a minimum of 200 jobs and/or people per hectare;
 - iii. The proposed self-storage uses are located within a *Mixed Use building* with residential and/or office uses, and ancillary retail uses, and the proposed self-storage uses consist of less than 50% of the gross floor area of the *Mixed Use building*; and
 - iv. The policies in the Plan and this Site and Area Specific Policy can be achieved, including but not limited to the integration of new public street(s), a new public park and affordable housing.
- b) The City will remove the Holding (H) symbol from all or some of the lands, only as the associated conditions have been satisfied and matters appropriately secured through an agreement or agreements entered into pursuant to the *Planning Act*, including Sections 37, 41, 51 and 53, Section 118 under the *Lands Title Act*, and the *City of Toronto Act*.
- c) Development of this site is to be implemented using the following:
- i. A zoning by-law amendment, the enactment of which will be dependent on the execution of a subdivision agreement between the owner and the City for the provision of all the appropriate roads, parkland and services. The determination of any triggers for the imposition and removal of any Holding (H) zones will be dependent on environmental and/or compatibility studies for sensitive uses, and lands conveyed to the City, including a record of site condition and servicing requirements identified through the subdivision and zoning amendment application process.
 - ii. Subdivision agreements, site plan agreements and Section 37 agreements to secure the services or matters required for the desirable development of the lands and to meet the objectives of this Plan, such as but not limited to, the provision of public infrastructure, pedestrian and cycling infrastructure, appropriate off-site improvements, sanitary and storm sewers, municipal water supply and easements for such facilities and services identified through the subdivision and zoning

amendment application process, and consistent with the vision for the Dufferin-Wilson Area.

iii. The submission of a Block Plan indicating the relationship of proposed land uses and buildings, structures and open spaces to adjacent development and development sites, public spaces, roadways and pedestrian routes is required and will demonstrate how the above policies will be achieved in the context of the vision and objectives of this Plan. Notwithstanding Policy 4(a), no phase of development shall preclude the possibility of the provision of an east-west public road or private street in a subsequent phase of development. More specifically, the Block Plan will demonstrate to Council's satisfaction the:

1. Proposed massing of buildings, including heights, setbacks, distribution of density, and appropriate separation distances to *Employment Areas* and/or transportation corridors, and compatibility with the Downsview Airport.
2. Proposed land use mix will achieve a minimum of 200 jobs and/or people per hectare.
3. Location, dimension and character of privately accessible public open spaces, pedestrian and cycling routes, showing their continuity and complementary relationship to adjacent planned and existing public spaces, pedestrian routes and streets.
4. General location, size and treatment of surface parking facilities and vehicular access points in sufficient detail to identify locations where parking amongst different building sites or uses may be shared and to assess the effect of these facilities on public spaces, parks, public sidewalks and pedestrian routes.
5. Location of street-related uses and principal pedestrian entrances to buildings and the relationship of such uses and entrances to street frontages to ensure that the role of the public street, pedestrian and cycling movement along the street is supported, protected and safe.

iv. A Phasing Strategy and Implementation Plan that addresses phasing to ensure that development does not outpace the provision of infrastructure, facilities and amenities needed to support the creation of a complete community. The Phasing Strategy will:

1. set out a residential unit count and non-residential floor

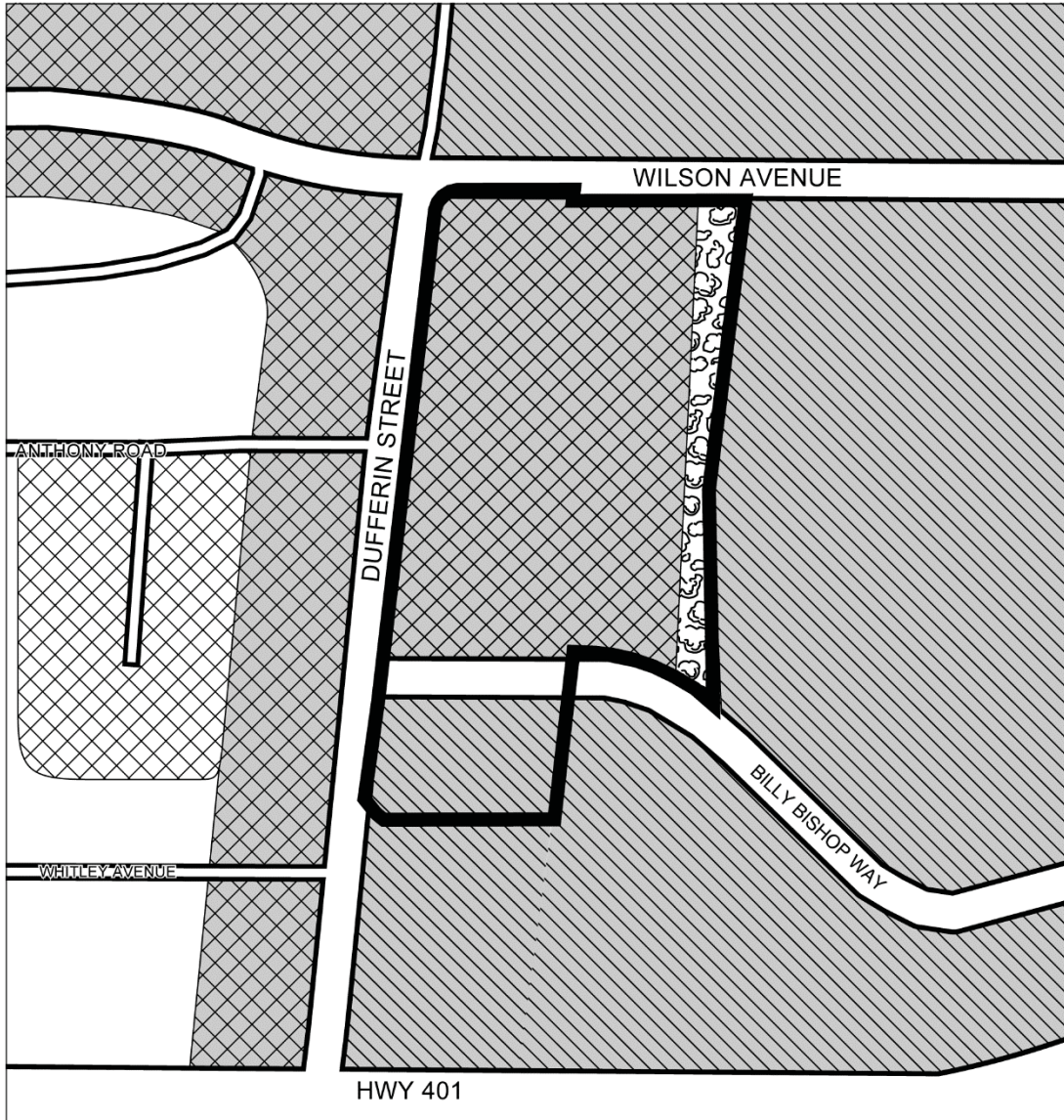
area, as may be applicable, for the lands for each phase and/or block of development and outline physical infrastructure improvements and community services and facilities required to be implemented prior to/or concurrently with the completion of any phase of development to support the development in each phase and/or block; and

2. provide for the development of residential and/or office uses that proceeds, or is concurrent with, development of the self-storage uses.

d) The term '*Contiguous*' shall mean having contact with, connected to, or sharing, all or most of a common wall, both vertically and horizontally.

e) A '*Mixed Use building*' for the purposes of 11 a(iii) above means a single building that includes more than one type of use, and also two contiguous buildings that collectively include more than one type of use, that includes at a minimum residential and/or office uses, and may include ancillary retail.

Schedule 1



Dufferin Wilson Regeneration Study

Official Plan Amendment 362

File # 15 152614 NNY 16 0Z

Revisions to Land Use Map 16 to Redesignate lands from Regeneration Areas to Mixed Use Areas, Employment Areas and Open Space Areas



↑
Not to Scale
05/03/17