

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 Queensway Limited Partnership
933-935 The Queensway, Toronto
ERO No. 013-4504

We are the planning consultants for Queensway Limited Partnership (hereinafter the `Client`) to review the proposed Amendment 1 to the Growth Plan for the property municipally addressed as 933-935 The Queensway, 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 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.

Our client owns lands have been included in the proposed Provincially Significant Employment Zone 13 (427 QEW). The subject lands are lands are designated as Mixed Use Areas in the City of Toronto Official Plan. In addition to this the lands are all located along a Transit Priority Segment (**Figure 1**). The subject lands are occupied by retail and service commercial uses in close proximity to residential townhouses at the southeast corner of The Queensway and Islington Avenue. Furthermore, our client is actually pursuing a ZBA application submission for a mixed use redevelopment of the subject lands.

The designation of a PSEZ which is intended to protect major or heavy industry which does not match the existing and planned mixed use land use character along The Queensway. Given this, the proposed PSEZ on the subject lands would limit the potential for development on with site within an MTSA and will not accurately articulate the planned context of these lands.

We therefore request the subject lands be removed from the PSEZ to implement increased density and investment with a mixture of uses as intended by the Official Plan. In addition, we request that should the mapping be modified that additional consultation is undertaken 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.

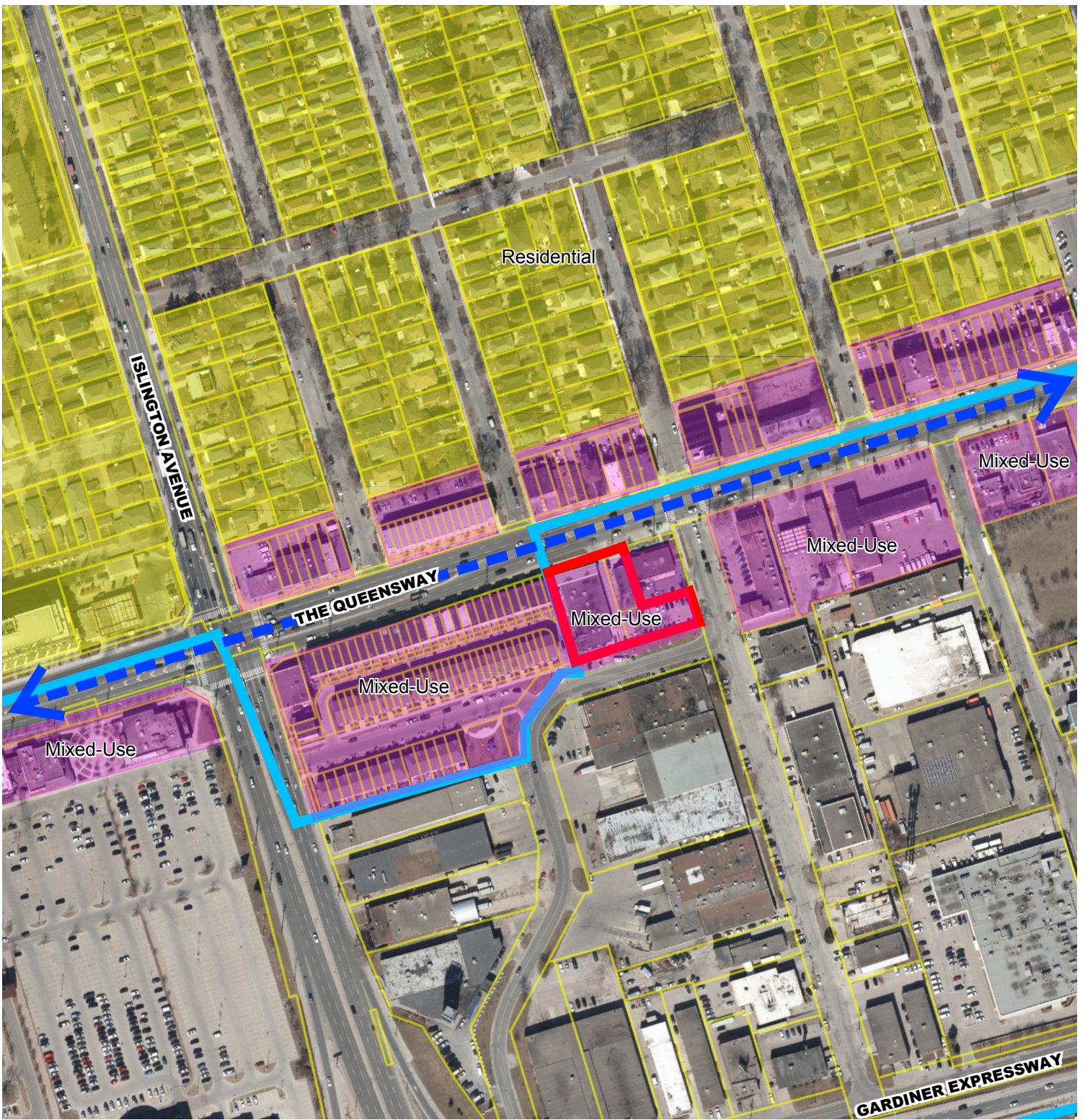
Yours very truly,

MHBC

A handwritten signature in black ink, appearing to read 'D. McKay', written over a circular stamp or seal.

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

cc.: Queensway Limited Partnership



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

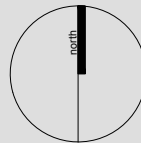
Figure 1
Proposed Provincially Significant Employment Zones

LEGEND

- Subject Lands
- Proposed Provincially Significant Employment Zones
- Mixed-Use
- Residential
- The Queensway Transit Priority Segment

DATE: February 28, 2019

SCALE 1:3000



**933-935 The Queensway,
 Toronto, Ontario**

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 URBAN DESIGN
 & LANDSCAPE
 ARCHITECTURE**
 230-7050 WESTON ROAD WOODBRIDGE, ON, L4L 8G7
 P: 905 761 5588 F: 905 761 5589 | WWW.MHBCPLAN.COM