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Ms. Sandra Bickford  
Director, Partnerships and Consultation  
Ontario Growth Secretariat  
Ministry of Municipal Affairs and Housing  
777 Bay Street, 23rd Floor, Suite 2304  
Toronto, ON M7A 2J3  
[Sandra.bickford@ontario.ca](mailto:Sandra.bickford@ontario.ca)

Dear Ms. Bickford;

**PROPOSED AMENDMENT #1 TO A PLACE TO GROW: GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE 2019 - REQUEST FOR REMOVAL OF PROVINCIALLY SIGNIFICANT EMPLOYMENT ZONE (PSEZ) DESIGNATION FROM 2270 MORNINGSIDE AVENUE, TORONTO**

Roniso Corporation is the owner of 9.5 acres of land known as 2270 Morningside Avenue in the City of Toronto (“the site”). The site is designated ‘General Employment’ by the City of Toronto Official Plan and the Morningside Heights Community Secondary Plan. As shown in Figure 1 below, the site is located at the eastern edge of the recently introduced Provincially Significant Employment Zone (PSEZ) #5 (Toronto) and is largely surrounded by non-industrial uses.

**Figure 1. Site Location at Edge of PSEZ and Adjacent Commercial and Residential Uses**



The site has sat vacant and underutilized for several decades. The Roniso Corporation is committed to investing in the property with a development that will bring new jobs, facilities and services to the area. A draft site plan concept has been reviewed by City of Toronto staff that includes a mid-rise office building, retail and a transit station (bus loop) requested by the Toronto Transit Commission (TTC). To maximize the true potential of the site and help address changing employment and housing needs, the development is planned to include live-work units and other transit supportive uses. IBI Group believes that this type of development will assist the City adapt to COVID-19 and other market and lifestyle changes, as well as further support the City of

Toronto's growth management goals and the policies within A Place to Grow: Growth Plan for the Greater Golden Horseshoe. IBI Group, and Roniso Corporation are generally supportive of the policies within Amendment 1, and the Province's approach to addressing the constrained housing market in the Greater Golden Horseshoe (GGH).

The City of Toronto's Growth Plan Conformity and Municipal Comprehensive Review (MCR) process will commence on August 4, 2020. On behalf of the Roniso Corporation, IBI Group will be submitting a formal request to either convert the site to 'Mixed-Use Areas' or to amend the existing 'General Employment' designation by way of Site and Area Specific Policy (SASP) to allow for live-work and/or residential uses on the site. This will require that the City of Toronto consider, as part of their land needs assessment, that the site is no longer needed for employment-only land uses as defined in the current policy. Ultimately it will fall the Ministry of Municipal Affairs and Housing to support the broadening of land use permissions to support the mixed-use vision for the site.

In our opinion given the location and context the Roniso lands they are not truly representative of the key locational attributes that employment areas within the PSEZ designation are intended to protect and this designation should be removed from the site. Given the existing site context, mixed-use development on the site, that may include live-work units and other forms of housing, would not negatively impact existing traditional employment or the potential to attract and accommodate new employment uses within the area. The current PSEZ designation creates a barrier to achieving urban mixed-use development on the site that can deliver the same magnitude of jobs or more than under the current PSEZ and General Employment designations.

The Roniso Corporation respectfully requests that its site at 2270 Morningside Avenue be removed from the Zone 5 (Toronto) PSEZ mapping that is included as part of Proposed Amendment 1 to the Growth Plan for the Greater Golden Horseshoe, 2017.

We thank you for considering our request to remove the PSEZ designation from the site and if you have any questions or require additional information, please contact the undersigned.

Yours truly,

**IBI Group Professional Services (Canada) Inc.**



Amy Shepherd, MCIP RPP  
Associate, Manager Planning

CC: Ali Ruzgar, Roniso Corporation  
Vincent A. Crisanti  
<https://ero.ontario.ca/comment/reply/node/4381/comment>