

January 30, 2023

Hon. Steve Clark
Minister of Municipal Affairs and Housing
777 Bay Street
Toronto, Ontario
M7A 2J3

Attention: Alejandra Perdomo, Municipal Services Office – Central Ontario

Dear Minister Clark:

**Re: City of Toronto Official Plan Amendment No. 591
ERO No. 019-5868
MMAH Reference No. 20-OP-222176
51 Manstor Road, Toronto**

We are counsel to 2130254 Ontario Inc. (“2130254”), the owner of lands municipally known as 51 Manstor Road in the City of Toronto (“51 Manstor”).

We are writing to request that, as part of your approval authority, you modify City of Toronto Official Plan Amendment No. 591 (“OPA 591”) by redesignating 51 Manstor from “Core Employment Areas” to “Mixed Use Areas”.

More specifically, we request that you:

- (a) Modify the table in clause k) of OPA 591 by adding the following row:

51 Manstor Road	Core Employment Areas	Mixed Use Areas
-----------------	-----------------------	-----------------

- (b) Modify Map 2 – Urban Structure in Appendix 1 of OPA 591 by removing 51 Manstor from the “Employment Areas”, as shown on **Attachment 1** to this submission; and
- (c) Modify Map 15 – Land Use Plan in the City’s Official Plan by redesignating 51 Manstor from “Core Employment Areas” to “Mixed Use Areas” on a map to be added to Appendix 2 of OPA 591, as shown on **Attachment 2** to this submission.

Description of 51 Manstor

51 Manstor is a 5 ha (12.5 ac) parcel of land located east of The West Mall and north of The Queensway, in the southwest portion of the City of Toronto (former City of Etobicoke). **Figure 1**, below, illustrates the existing land use context of the surrounding area, which is predominantly commercial to the south and east (including Sherway Gardens Shopping Centre), open space (Etobicoke Creek) to the west with a large institutional use (Trillium Health Centre) to the south of The Queensway, and predominantly employment uses to the north of the rail corridor.



Figure 1 – Surrounding Context

As illustrated on **Figure 2**, below, 51 Manstor is currently occupied with outdoor storage in the form of storage containers, and has been for at least the last 15 years. There are no buildings on the property and the site generates no on-site employment.



Figure 2 – Subject Site

City of Toronto Official Plan Designation

51 Manstor is currently shown as being designated as “*Core Employment Areas*” on Map 15 – Land Use Plan of the City of Toronto Official Plan. However, that designation is not in effect, as it was proposed through City of Toronto Official Plan Amendment No. 231 but 2130254 appealed that designation to the then Ontario Municipal Board (now continued as the Ontario Land Tribunal) in July 2014 and that appeal remains outstanding.

Sherway Area Secondary Plan

51 Manstor is also located within the City-initiated Sherway Area Secondary Plan (Official Plan Amendment No. 469), which was adopted by City Council on October 30, 2019. The rail corridor north of 51 Manstor is the northern boundary of the Secondary Plan area, and serves as a physical barrier and boundary between the predominantly industrial uses to the north and the predominantly commercial and evolving mixed-use area to the south.

As clear evidence of the evolving mixed-use nature of the Sherway Area Secondary Plan area, section 2 of the Secondary Plan, as adopted by City Council, establishes the following vision for the area:

Vision for the Sherway Area

The Sherway Area has experienced several stages in its evolution, from agricultural lands, to lands developed with primarily institutional and industrial uses in the 1950s, through its emergence as a car-oriented, regional retail destination. The Sherway Area will build on its economic vitality through increased residential and commercial growth coordinated with infrastructure, amenities and services to support a new, prosperous and complete community at a local scale.

Investment in the Sherway Area will provide opportunities to create new streets, parks and open spaces, community facilities and municipal servicing to ensure safe, active, healthy and vibrant neighbourhoods where people will live, work and undertake activities of daily life. Over time, the Sherway Area will emerge as an urbanized node for southwest Toronto, subordinate in scale and massing to the Etobicoke Centre.

The Sherway Area Secondary Plan establishes a clear pattern of development blocks enriched by a system of public streets, parks and open spaces that are scaled to encourage pedestrian activity and movement. Development will occur incrementally, guided by detailed Precinct Plans, ensuring the ongoing functionality and economic sustainability of the area while considering its longer-term growth potential. [emphasis added]

Likewise, as part of the “Guiding Principles” for the Sherway Area, policy 2.2.1 of the Secondary Plan states as follows: “The Sherway Area will shift to a more broadly balanced mix of land uses, to ensure the creation of a complete community”.

In keeping with the above vision and guiding principles, the Sherway Area is currently subject to numerous development applications, many of which are for proposed high-density mixed-use developments with a significant number of new residential units.

As shown on **Figure 3**, below, which is the Council-adopted Land Use Plan in the Sherway Area Secondary Plan, the majority of the lands within the Sherway Area are designated “Mixed Use Areas”. Meanwhile, 51 Manstor is shown as being designated “Core Employment Areas” on this map. However, that designation is not in effect, as 2130254 appealed portions of the Secondary Plan to the Ontario Land Tribunal and the appeal of the proposed land use designation for 51 Manstor remains outstanding.

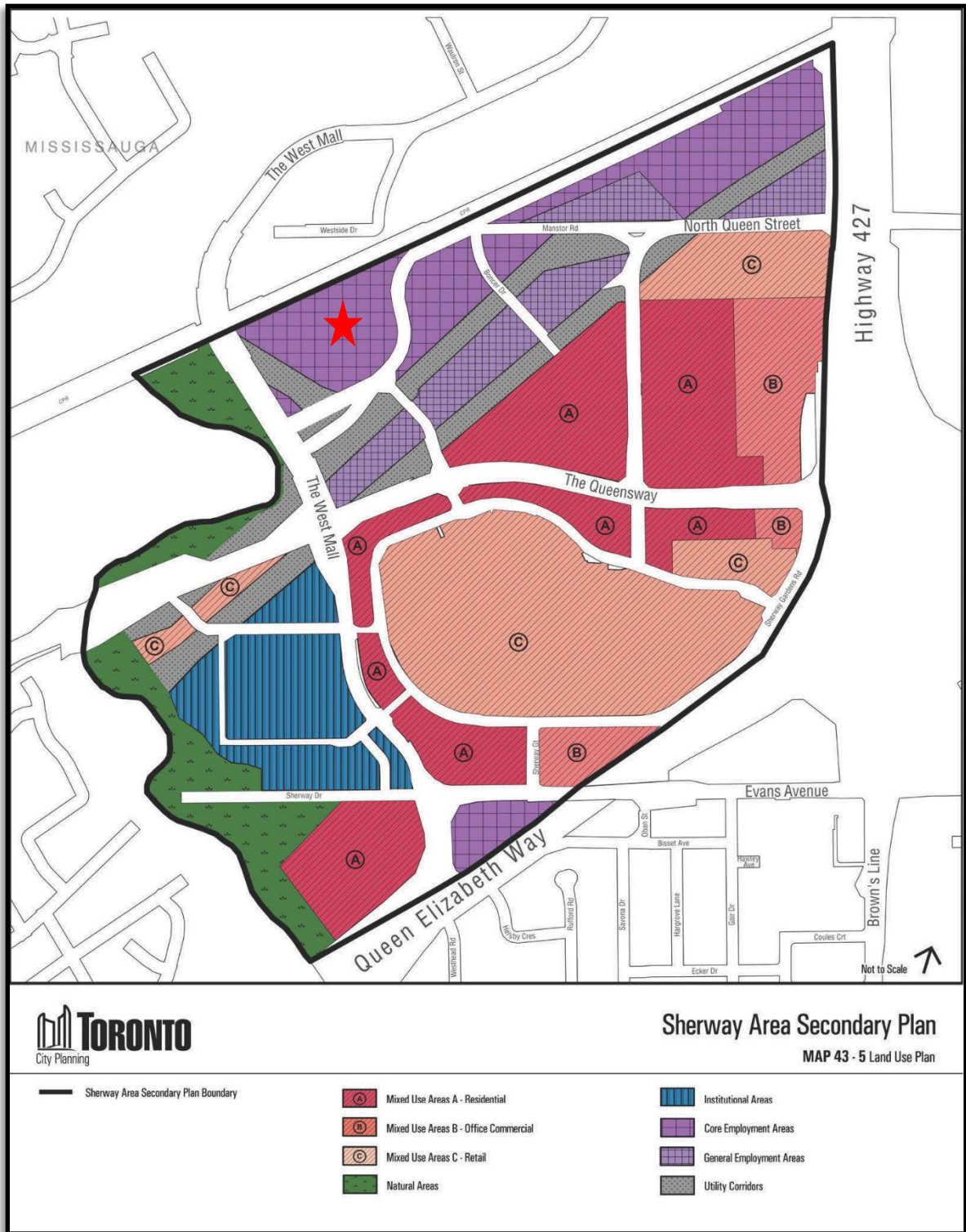



Figure 3 – OPA 469 - Map 43-5 ( Subject Property)

51 Manstor is Not Within a Provincially Significant Employment Zone

Although lands to the north, south and east are within a Provincially Significant Employment Zone (“PSEZ”), 51 Manstor is not within a PSEZ, as shown on **Figure 4**, below.

Further, as noted above, although currently designated for employment purposes, 51 Manstor is not generating any on-site employment, as the site is being used solely for outdoor storage.

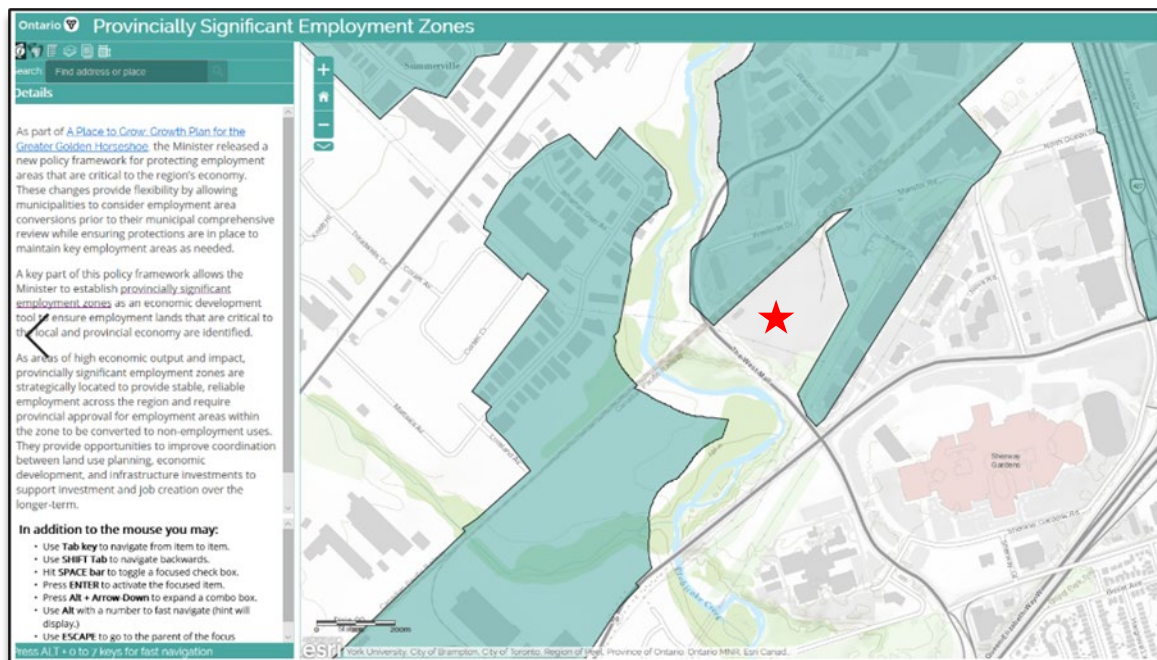


Figure 4 - ONTARIO MAP – PROVINCIALY SIGNIFICANT EMPLOYMENT ZONES (★ SUBJECT PROPERTY)

Employment Conversion Request for 51 Manstor and Supporting Documents

As part of the City’s current Municipal Comprehensive Review (“MCR”) process, 2130254 submitted an employment land conversion request to the City in July 2021, requesting that 51 Manstor be designated “Mixed Use Areas”. Included with that request was an extensive and comprehensive planning justification report prepared by our client’s planning consultant, Humphries Planning Group Inc. (“HPGI”). A copy of the HPGI Planning Justification Report is attached to this submission for reference.

The conclusions of the HPGI Planning Justification Report were as follows:

In summary, the Subject Property represents an appropriate opportunity for an employment land conversion that would provide for appropriate and compatible future development that conforms to the relevant policies of the Growth Plan and is consistent with the Provincial Policy Statement. The Subject Property is outside

of the Province's PSEZ designation and as such is not considered significant for employment purposes at the Provincial level.

The conversion request also meets the criteria established by City of Toronto to evaluate conversion requests, as outlined in this Report. As such, the conversion of the Subject Property from Employment Areas to Mixed Use Areas is appropriate.

As outlined throughout this Report, it is our professional planning opinion that the proposed conversion represents good planning, achieves conformity and consistency with applicable policy regimes and the City should proceed with an employment land conversion through the municipal comprehensive review process, as part of the periodic updating of the Official Plan as prescribed by the *Planning Act*.

In addition, 2130254 retained SLR Consulting (Canada) Ltd. ("SLR") to prepare a Compatibility and Mitigation Study, dated July 2021, which was submitted to the City in support of the employment land conversion request.

The conclusions of the SLR report were as follows:

A compatibility/mitigation assessment has been completed, examining the potential for air quality, dust, odour, and noise impacts from surrounding roadways and nearby industrial land uses to affect the Project site [i.e., 51 Manstor].

The assessment has included a review of the major industrial facilities in the area. Based on our assessment, the [conversion of 51 Manstor to permit mixed-use development, including residential uses] will not affect the industrial facilities' compliance with applicable Provincial environmental policies, regulations, approvals, authorizations and guidelines, including the City's Noise Bylaw. The requirements of MECP Guideline D-6, Regulation 419/05, and Publication NPC300 are met.

As the applicable policies and guidelines are met, the Project is:

- Unlikely to result in increased risk of complaint and nuisance claims;
- Unlikely to result in operational constraints for the major facilities;
- Unlikely to result in constraints on major facilities to reasonably expand, intensify or introduce changes to their operations.

In reply to the SLR report, the City provided peer review comments, and SLR responded to those peer review comments in a letter dated January 20, 2023, which has been provided to the City. Copies of the July 2021 SLR Compatibility and Mitigation report and the SLR response to the City's peer review comments are attached to this submission for reference.

Redesignation of 51 Manstor to *Mixed Use Areas* Conforms to the Growth Plan

As confirmed in the HGPI Planning Rationale report, the redesignation of 51 Manstor to *Mixed Use Areas* would conform to the Growth Plan for the Greater Golden Horseshoe, including the employment land conversion requirements of policy 2.2.5.9.

In summary:

1. There is a need for the conversion of 51 Manstor to *Mixed Use Areas* to assist the City in realizing its vision for the transformation of the Sherway Area into a vibrant, mixed-use, higher-density complete community centered around significant investments in public transit and infrastructure.
2. 51 Manstor is not required over the long-term for the employment purposes for which it is currently designated. As noted previously, 51 Manstor has not in the past and does not currently contribute any employment on-site. Likewise, there are no employment buildings on the site, which is being used solely for outdoor storage.
3. Given that 51 Manstor is not currently contributing any employment despite its designation, the requested redesignation will in no way undermine the City's ability to accommodate forecasted employment growth over the long-term. On the contrary, redevelopment of 51 Manstor for mixed-use development would increase the amount of employment on site and assist the City in accommodating both its employment and population growth forecasts.
4. A mixed-use redevelopment of 51 Manstor, including residential and other potential sensitive uses, will not adversely affect the overall viability of the surrounding employment area. This was confirmed in the SLR Compatibility and Mitigation report, and the rail corridor to the north already acts as a physical barrier between the larger employment area to the north and the evolving higher-density mixed-use complete community that is envisioned for the Sherway Area Secondary Plan area to the south of the rail corridor.
5. In general terms, there is sufficient existing or planned infrastructure and public service facilities to accommodate mixed-use development (e.g., sewage, water, energy, transportation and public service facilities), recognizing that the City's vision for the Sherway Area includes a range of uses, including a significant increase in the residential population. Of course, as future site-specific development applications would come forward, the proponent would need to demonstrate that there are sufficient existing or planned infrastructure to accommodate the specific proposal, and recognizing that new mixed-use development will contribute to those required facilities and services through development charges, community benefit charges, etc.

Conclusion

For all of the above reasons, we reiterate our request that as part of your anticipated approval of OPA 591 you modify the document to redesignate 51 Manstor from “Core Employment Areas” to “Mixed Use Areas”.

We look forward to receiving your decision regarding OPA 591. In the meantime, please do not hesitate to contact us if you have any questions regarding this submission or if you require any additional information.

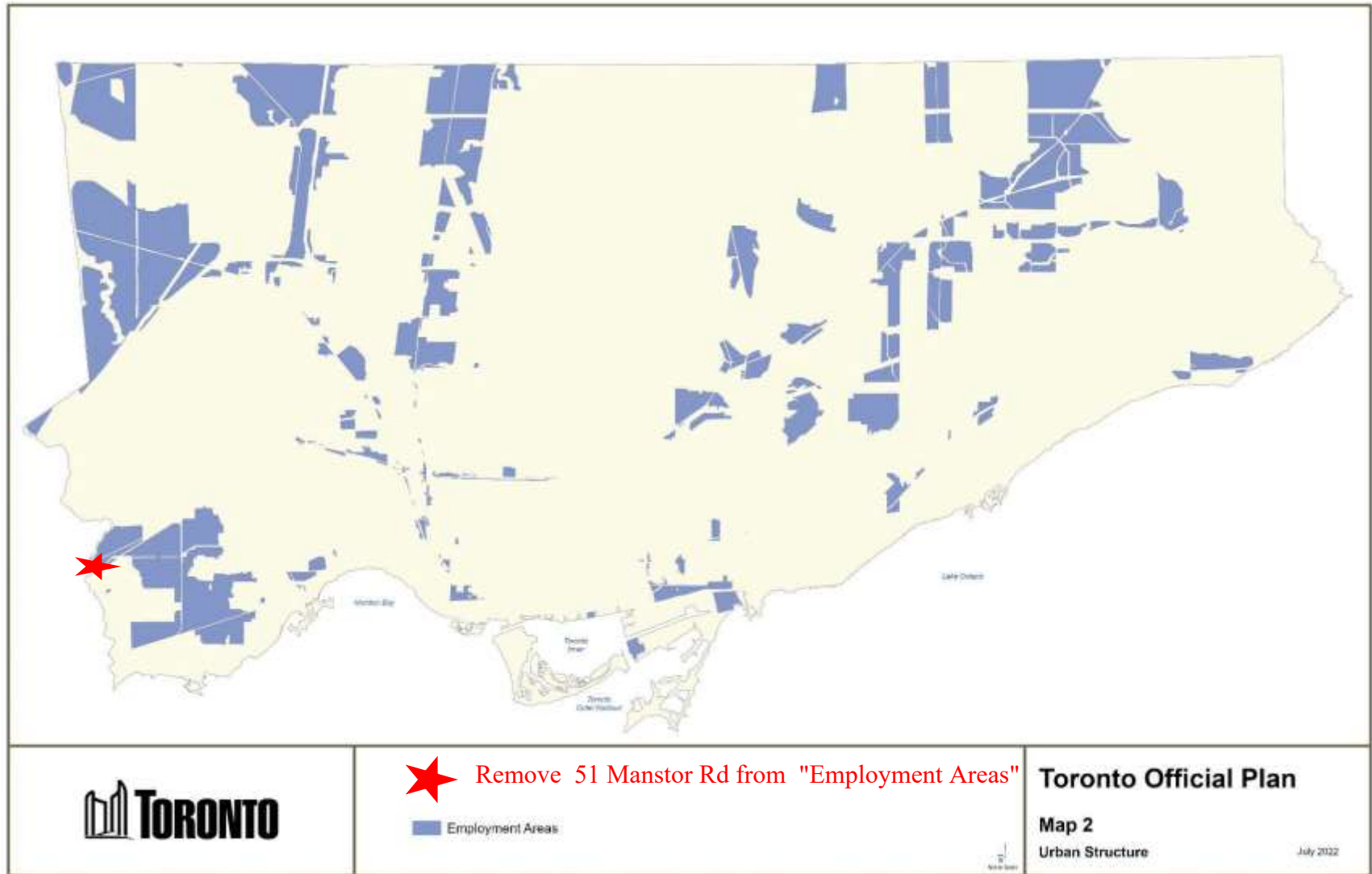
Yours truly,
DAVIES HOWE LLP



Mark R. Flowers
Professional Corporation

encls.

copy: Client
Rosemarie Humphries, Humphries Planning Group Inc.



Attachment 1 - Modify Map 2 Urban Structure in Appendix 1 OPA 591

Toronto Official Plan

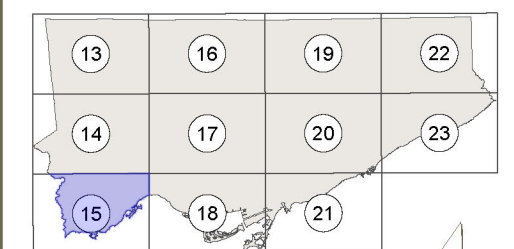
Map 15 Land Use Plan

February 2019

Land Use Designations

- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Natural Areas
- Parks
- Other Open Space Areas (Including Golf Courses, Cemeteries, Public Utilities)
- Institutional Areas
- Regeneration Areas
- General Employment Areas
- Core Employment Areas
- Utility Corridors

- Streets and Highways
- Railway Lines
- Hydro Corridors



Key Map

Not to Scale

*Redesignate 51 Manstör Road from "Core Employment Areas" to "Mixed Use Areas"

Attachment 2 - Map to be added to Appendix 2 of OPA 591