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February 3, 2023

Hon. Steve Clark, Minister
Municipal Affairs and Housing
777 Bay Street, 17th Floor
Toronto, ON M7A 2J3

Dear Minister Clark:

**Re: City of Toronto Official Plan Amendment 591
Economic Health Policies and Policies for Employment Areas**

We are writing on behalf of Rally Holdings Inc., who has an interest in the property municipally known as 885 Don Mills Road (the “**Subject Lands**”) in the City of Toronto (the “**City**”). Official Plan Amendment 591 (“**OPA 591**”) was adopted by City Council on July 22, 2022 and has been sent to the Minister of Municipal Affairs and Housing for approval pursuant to the *Planning Act*. OPA 591 is intended to permit new density in areas in the City designated Employment Areas to conform with minimum provincial Growth Plan targets. The Subject Lands are a prominent site located just north of the Science Centre Station on Line 5 and the terminus station of the planned Ontario Line.

Rally Holdings Inc. intends to convert the Subject Lands to a *Mixed Use Areas* designation in the City’s Official Plan but it has not made a formal employment conversion request because their interest in lands began after the internal City deadline for considering such requests. As a result, our client is going directly to the Minister of Municipal Affairs and Housing with its request to convert the Subject Lands which, in our view, is a suitable opportunity for conversion. The Subject Lands are not designated a Core Employment Area or designated a Provincially Significant Employment Zone. A letter from Bousfields Inc., dated January 31, 2023, was prepared to provide robust planning justification for the proposed change. A copy of that submission is attached to provide further background.

1. Redesignation

Requested Change:

Modify Section k) in OPA 591 by adding the Subject Lands to the redesignation lands chart and converting it from *General Employment Areas* to *Mixed Use Areas*.

Rationale:

This requested change is an opportunity to convert an employment designated parcel to a mixed use designation which will allow for much needed additional residential density in direct proximity to the Science Centre Station on Line 5 and the terminus station of the planned Ontario Line. This modification is also to ensure consistency with other residential land use permissions approved in the general vicinity of the Subject Lands.

2. Amended Mapping

Requested Changes:

Modify Appendix 1 by removing the Subject Lands labeled as *Employment Areas* on Map 2 Urban Structure.

Modify Appendix 2 by inserting new Map 21.

Rationale:

These requested mapping changes merely implement the requested change outlined in 1. above.

Thank you for your consideration of these requested changes. Should you have any questions or require any additional information, please do not hesitate to contact the writer.

Sincerely,

McCarthy Tétrault LLP



Michael Foderick

cc Ryan Amato, Chief of Staff (ryan.amato@ontario.ca)