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Email: planningconsultation@ontario.ca
growthplanning@ontario.ca

sleisk@cassels.com
tel: 416.869.5411
file # 008156-02631

Minister of Municipal Affairs and Housing
777 Bay Street, 17th Floor
Toronto, ON M7A 2J3

Attention: Honourable Minister Steve Clark

Dear Minister Clark:

Re: Comments on Bill 97 and the proposed PPS 2023
ERO Numbers: 019-6813, 019-6821
CT REIT | 4570 and 4630 Sheppard Avenue East, Toronto

We are counsel for CT REIT, the owner of 4570 and 4630 Sheppard Avenue East, Toronto (the “**Subject Property**”). The Subject Property currently hosts a Canadian Tire store, garden centre, gas bar, car wash, Mark’s clothing store, and parking lot. Recognizing the redevelopment potential of the Subject Property to include residential development due to its proximity to rapid transit and the need across the province to bring housing to the market faster, CT REIT has filed an application for employment conversion of the Subject Property with the City of Toronto, which remains under review.

Our client is generally supportive of the Province’s proposed employment policies in the proposed PPS 2023 and is pleased to see new definitions of “employment area” and “area of employment” proposed, respectively, in the PPS 2023 and Bill 97 *Planning Act* amendments. Scoping employment area restrictions to those uses truly in need of separation and protection from sensitive uses will best ensure core employment areas are not just preserved but remain viable and thrive, while increasing opportunity for mixed-use and complete communities, along with increased housing, to be developed elsewhere. However, CT REIT is concerned that the new proposed ‘transition’ section 1(1.1) in the *Planning Act* runs counter to the Province’s stated goals and will undermine the Province’s housing action plan and other policy goals. Section 1(1.1) provides that areas of land designated for clusters of businesses and economic uses that include parcels of lands where an existing commercial or institutional use is authorized to continue under an official plan are still an “area of employment”. While we are not certain of the intent of this provision, we are concerned that this section may be interpreted to prevent the development of complete communities in areas already used for non-traditional employment or commercial uses, contrary to the stated intention of these changes.

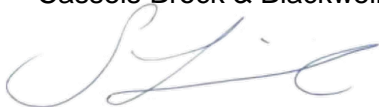
The Subject Property, which is currently designated General Employment in the City of Toronto’s Official Plan and which permits a wide range of office and commercial uses that would

fall outside of the new definition of 'area of employment', is located adjacent to the new terminus of the Scarborough Subway Extension of TTC Line 2 (Bloor-Danforth), at the Sheppard Avenue East and McCowan Road intersection. While the proposed PPS 2023 strongly supports mixed use intensification (including residential use) of these lands, the current transition provision of Bill 97 seemingly maintains these lands within an area of employment, despite its longstanding commercial use.

We look forward to following the proposed legislation as it moves through the Legislature, hopefully also incorporating changes to reflect the above-noted concern.

Yours truly,

Cassels Brock & Blackwell LLP

A handwritten signature in blue ink, appearing to read "Signe Leisk".

Signe Leisk

SL//CEG/nv