

Jennifer Keesmaat, MES MCIP RPP
Chief Planner and Executive Director
City Planning DivisionEtobicoke York District
3rd Floor
2 Civic Centre Court
Toronto ON M9C 5A3Tel: (416) 394-8211
Fax: (416) 394-6063
Refer to: Kathryn Thom at (416)394-8214
E-Mail: kthom@toronto.ca
www.toronto.ca/planningMondelez Canada Inc.
2660 Matheson Blvd East
Mississauga ON L4W 5M2**FILE COPY**

Attention: Susannah Riggs

January 10, 2014

**Re: Notification of Incomplete Application and
Assignment of Application under City's STAR Process****Application No.: 13 277843 WET 06 OZ**
Application to Amend the Official Plan to redesignate the lands from *Employment Areas to Regeneration Areas*
2150 Lake Shore Blvd W
North east corner of Lake Shore Boulevard West and Park Lawn Road
Ward 6 – Etobicoke-Lakeshore
This land is also subject to a request for a conversion from Employment areas to Regeneration Areas under the Municipal Comprehensive Review of the Official Plan.

Notification of Incomplete Application

This will acknowledge receipt of your application set out above. We are processing your application.

This application does not meet the complete application submission requirements of the Planning Act and Toronto Official Plan and is, therefore, considered an incomplete application. The following information and material has not been provided:

- Appropriate Plans and drawings
- Housing Issues Report
- Transportation Impact Study
- Environmental Impact Study
- Contaminated Site Assessment
- Building Mass Model
- Archaeological Assessment
- Draft Amendments

You should also be aware that the application is inconsistent with the Official Plan policies for *Regeneration Areas*, which require a framework for new development be set out in a Secondary

Plan that is adopted by City Council. Your application contains neither a framework for new development or a Secondary Plan study, nor has the City undertaken a *Regeneration Areas* planning study for the property.

As your application has been submitted without a pre-application meeting and no information has been provided related to a future concept for the site further studies and information may be required. As your site is a large site additional information and studies may be required such as, Master Concept Plan, Phasing Plan, Infrastructure Master Plan and Transportation Master Plan.

Please note that the Provincial Growth Plan provides that municipalities can only convert *Employment Areas* during a Municipal Comprehensive Review. The City has undertaken a Municipal Comprehensive Review and City Council at its meeting of December 16-18, 2013 adopted OPA 231, which retains your property as an *Employment Areas* and designates it as *Core Employment Areas*.

Ontario Regulation 543/06 made under the *Planning Act* outlines the required material and information that is to be submitted with an application to amend an Official Plan. No information has been provided as to how the proposed amendment is consistent with the policy statements issued under subsection 3 (1) of the *Act* particularly as it relates to the conversion of employment lands.

We require the submission of all of the above noted outstanding information and materials before commencing the review of this application. We encourage the submission of all outstanding materials together. Once this information is submitted, you will be notified as to whether the application is deemed to be complete in accordance with the Planning Act and the Toronto Official Plan.


Assignment of Application under City's STAR Process

You are also advised that your application has been assigned to the "complex" stream under the City's STAR (Streaming The Application Review) process. This process provides for the streaming of most planning applications and sets target timelines for their review. This means that once the complete application submission requirements of the Planning Act and the Toronto Official Plan are satisfied, staff will endeavour to complete the review of your application within 9 months.

The planner handling this application is Kathryn Thom at 416-394-8214 or kthom@toronto.ca. Please confirm with this planner that the required sign has been erected, as indicated on the application form. When contacting this Division, please quote the address of the proposal and application number.

Please contact this planner if you have any questions about the processing of your application.

Yours truly,



Bill Kirul, Manager
Community Planning, Etobicoke York District

cc: TCI Realty Holdings Inc, 10 Carlson Crt Suite 640, Toronto ON M9W 6L2
Councillor Mark Grimes
Councillor Peter Milczyn
Bousfields: Peter Smith