

Reply to the Attention of	Mary Flynn-Guglietti
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Our File No.	203990
Date	November 7, 2012

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**Attention: Ms. Merle MacDonald, Secretariat of the Planning
and Growth Management Committee (“PGMC”)**

Dear Chair and Members of the Planning
and Growth Management Committee:

**Re: PGMC meeting of November 8, 2012
PG19.5: Planning for a Strong and Diverse Economy,
Official Plan/Municipal Comprehensive Reviews
Scarborough Automotive Centre Limited (“Morguard”)
15, 25 and 35 Automall Drive and 958 Milner Avenue,
Toronto (former City of Scarborough)
Application File Number: 11 328144ESC 42 OZ**

We are the solicitors retained on behalf of the Scarborough Automotive Centre Limited (hereinafter referred to as “**Morguard**”) the owners of the property municipally known as 15, 25 and 35 Automall Drive and 958 Milner Avenue, in the City of Toronto (the “**Site**”). Applications were filed to amend the OP (out of an abundance of caution), rezoning and plan of subdivision, together with the requisite completed forms, processing fees and required reports in December of 2011. A preliminary Report was considered by PGMC on March 22, 2012 as Item No. PG12.9. The PGMC directed staff to review the application concurrently and in the context of the 5 Year Review of the Official, which includes a Municipal Comprehensive Review.

We have now had an opportunity to review the Staff report for action on Planning for a Strong and Diverse Economy: Official Plan/Municipal Comprehensive Reviews Draft – Policies and Designations for Employment, specifically page 82 wherein staff state that a “preliminary assessment based on the criteria in the Growth Plan and Provincial Policy Statement has determined that these lands should be retained for employment uses and be designated *Retail Employment Areas* with an accompanying site and area specific policy to

address appropriate land use intensification and development criteria, to achieve a compact, transit supportive development on the subject lands.

Further the report states that one of the key elements of the new vision for employment uses is to preserve the majority of the city's designated Employment Areas solely for business purposes including the preservation of the Employment Areas for primary employment uses and designating areas, generally on the boundaries, for retail commercial and other compatible secondary uses. In addition a further key element is to provide locations for retail commercial and institutional sectors to the meet the needs of Toronto and the Region's growing population.

We wish to inform members of the PHMC that upon review of our client's site and application, the key elements of the new vision for employment uses and the preliminary assessment of staff, we agree that our client's site should be redesignated as a *Retail Employment Area*. It is unclear at this stage the specifics of the site and area specific policies required to address appropriate land use intensification and development criteria, however we look forward to working with staff to ensure that the proposed retail development will appropriately meet the needs of the City and the Region's growing population.

Yours very truly,



Mary L. Flynn-Guglietti

cc: Morguard Investments Limited
Weston Consulting Group Inc., Attention: Mr. Jim Levac
Mr. Paul Zuliani, Scarborough District Community Planning
Mr. Renwick Ashby, Scarborough District Community Planning