

September 11, 2012

City of Toronto  
100 Queen Street West  
Toronto, ON  
M5H 2N2

**Attention: Ms. Merle MacDonald, Secretariat, Planning and Growth Management Committee**

**Attention: Ms. Kerri Voumvakis, Acting Director, Policy and Research**

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

**Re: Request to re-designate the property municipally known as 939 EGLINTON AVENUE EAST from the “Employment District” designation in the Urban Structure section of the City of Toronto Official Plan to a “Mixed Use” designation as part of the City’s Employment Uses Policies review proceeding to the September 13, 2012 Planning and Growth Management Committee meeting**

We are the solicitors for 939GP Inc., the owners of the property municipally known as 939 Eglinton Avenue East (the “Site”) in the former City of East York. The property is located at the south-west corner of Eglinton Avenue East and Brentcliffe Road, which property is currently occupied by an open parking area and a 13,471 square metre retail and office building. The Site is designated as an “Employment District” pursuant to the Urban Structure section of the City of Toronto Official Plan and as an “Employment Area” pursuant to the Land Use section of that same Official Plan. To the immediate east of the Site, the lands are designated “Mixed Use”, which lands share the identical locational attributes to those of the subject Site.

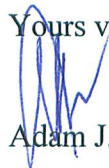
In particular, over the past number of years, there have been significant changes to both provincial and local planning policies, including the approval of the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe and the City’s Official Plan, all of which are currently undergoing an extensive review in respect of the Employment Uses Policies. In addition, in the past year, the City has approved the Eglinton Crosstown LRT transit plan, which results in the underground portion to be located along the northern boundary of the Site, with a new station located well within a 500 m radius of the Site.

currently preparing a formal application submission, which application would propose to replace the existing 13,471sqm of retail and office uses, with a well designed mixed use development proposing 2865sm of retail uses, a 10,288sm office building, with a well designed mid to hi-rise residential development with significant open space features locating all parking below grade. In essence, the proposal will animate all street frontages, create an appropriate transition to the employment uses to the south, while at the same time providing an opportunity for a significant increase to the amount of employment generating uses. The proposal would revitalize the Site with a mixed use development which will create 500 jobs in addition to the employment created through the construction of the proposed mixed use development, all of which is contemplated by the Growth Plan for the Greater Golden Horseshoe.

In light of the foregoing, we would respectfully request that city staff, the Planning and Growth Management Committee and Council consider re-designating the Site to "Mixed Use" when bringing forward the new policies which will form part of your current Official Plan review. Please provide both the writer and our client (Mr. Stephen Diamond, 22 St. Clair Avenue East, Suite 1010, Toronto, Ontario, M4T 2S3) with notification of any meetings of Council, Committees of Council, Community Council or Public Meetings / Community Consultation Meetings where the Employment Uses Policies are to be considered. We would also respectfully request that both our clients and the writer be forwarded copies of any future reports affecting our client's lands.

Should you have any questions or require any additional information, please do not hesitate to contact the writer or Jessica Smuskowitz, a lawyer in our office.

Yours very truly,



Adam J. Brown

cc: Councillor John Parker  
Ms. Susan Smallwood, Manager, North York District Community Planning  
Mr. Steve Forrester, Senior Planner, North York District Community Planning  
Mr. Leo Desorcy, Manager, Urban Design  
Mr. Stephen Diamond