

September 11, 2012

Chair and Members of the
Planning & Growth Management Committee
City of Toronto Clerk's Office
City Hall, 100 Queen Street West
Toronto, Ontario M5H 2N2

Ms. Kerri Voumvakis
Acting Director, Policy & Research
City Planning Division
City of Toronto
Metro Hall, 23rd Floor
55 John Street
Toronto, Ontario M5V 3C6

Dear Chair and Members of the PGMC and Ms. Voumvakis:

**Re: *Planning and Growth Management Committee, September 13, 2012,
Item PG17.7, Official Plan Review: Employment Uses Policies
Liberty Market Building Inc. - 171 East Liberty Street***

We are the planning consultants to Liberty Market Building Inc., owner of lands located at 171 East Liberty Street in Liberty Village (the "Site").

Liberty Market Building Inc. is currently preparing the necessary materials to file a rezoning application for a 32-storey mixed-use building containing retail and service commercial uses, office uses and live-work units. The Site is designated *Employment Areas* on Land Use Map 18 and *Employment District* on Urban Structure Map 2. It is also located within Area 3 of the Garrison Common North Secondary Plan, which permits a range of commercial uses as well as live-work units.


Given the permissions set out in the applicable Official Plan policies, it is our opinion that the proposed development conforms to the Official Plan. However, given that the Site is located within an *Employment Area* and an *Employment District*, we wish to advise the Committee of the proposal in the context of their ongoing review of the Official Plan Employment Use policies. In particular, we support the retention of the existing permission for live-work uses on the Site.

We would respectfully request that the City confirm that our opinion in this regard is correct, failing which, we would ask that the policies being considered be amended to recognize the ongoing permissions which we believe have been and continue to be intended to permit our client's proposed use. Finally, we would respectfully request that we be notified of any future meetings of the Planning and Growth Management Committee and/or Council or any Committee of Council is to consider the Employment policies, with a further request that we are provided with any reports

and/or notices of the City's eventual passage of any bills in Council which adopt amendments to the current "in force" employment policies.

Thank you for your consideration of the foregoing.

Yours truly,
Bousfields Inc.



Michael Bissett, MCIP, RPP