



September 12, 2012

Councillor Peter Milczyn, Chair
Planning and Growth Management Committee
City of Toronto
100 Queen Street West, City Hall
Toronto, Ontario M5H 2N2

Dear Mr. Milczyn,

**Re: 2141805 Ontario Inc.
865 York Mills Road
Proposed Mixed Use Redevelopment**

We are planning consultants to 2141805 Ontario Inc., the owners of a 3.35 ha property located on the south side of York Mills Road at Upjohn Road (the Site) as shown on **Attachment 1**. The Site is located within an Employment District, but has many attributes which make it well suited for a mixed use form of development. It is located on a Surface Transit Priority route close to a Transit Corridor (Don Mills Road); there is a considerable amount of office and retail development along both Don Mills and York Mills Road, and the Site is currently underutilized.

In 2011 2141805 Ontario Inc. (the “applicant”) submitted an Official Plan amendment application, seeking permission for two new office towers (each approximately 27,000 sq. m), retail uses (approximately 16,700 sq. m), a hotel and three residential towers with a total of approximately 890 units. Approval of the amendment would achieve a number of economic and city-building benefits. These include:

- making efficient use of an underutilized site;
- providing new employment uses (7 times the level of existing employment);
- complementing the existing office uses in the area;
- providing improved retail shopping opportunities;
- providing an enhanced pedestrian environment;
- providing increased transit ridership; and
- area is changing to more prestigious uses.

The applicant has followed the Official Plan Review of Employment Use Policies very closely; they have met with planning staff; and they have written to the Commissioner of Planning with respect to the issue of employment land conversion. Recently, they have read the Executive Summary of the [Report on Planning for Employment Uses in the City of Toronto](#) with great interest, particularly with respect to its findings for the demand for office uses.

Accordingly, we are writing, on behalf of the applicant with respect to the recommendations of the Acting Chief Planner regarding the policy directions for Employment Areas.

The applicant fully supports the recommendation that the City should strengthen its Official Plan policies so as to target new office space construction not only in the Downtown and Centres but also in other areas with ready access to transit.

The applicant believes that the identification of its Site as forming part of a Business Park, which would allow a range of residential and non-residential uses, similar to that set out in the application, would help the City to achieve this new policy direction. Based on the studies prepared in support of the Official Plan review, it is clear that many of the new mid-sized office buildings have chosen to locate in the 905 area. The approval of projects, such as the one proposed by the applicant, which includes offices, that would help address this problem.

The applicant also supports the direction that Official Plan policies should clearly integrate land use policies for offices with the provision of transit and economic development initiatives. There is no question that the timely provision of improved higher order transit – such as is being proposed on Don Mills Road - will not only encourage more intensive development but, when accompanied by a mix of uses, will also reduce commuting.

Finally, the applicant is supportive of the establishment of policies and regulations which would require that employment space be built in conjunction with residential space. While this approach may not work in all locations, it is definitely one which they would agree to on their Site.

The applicant looks forward to working collaboratively with the City during the public consultation phase to ensure that high quality, mixed use projects with a significant office employment component along important transit routes, will be approved.

Yours very truly,

Bousfields Inc.

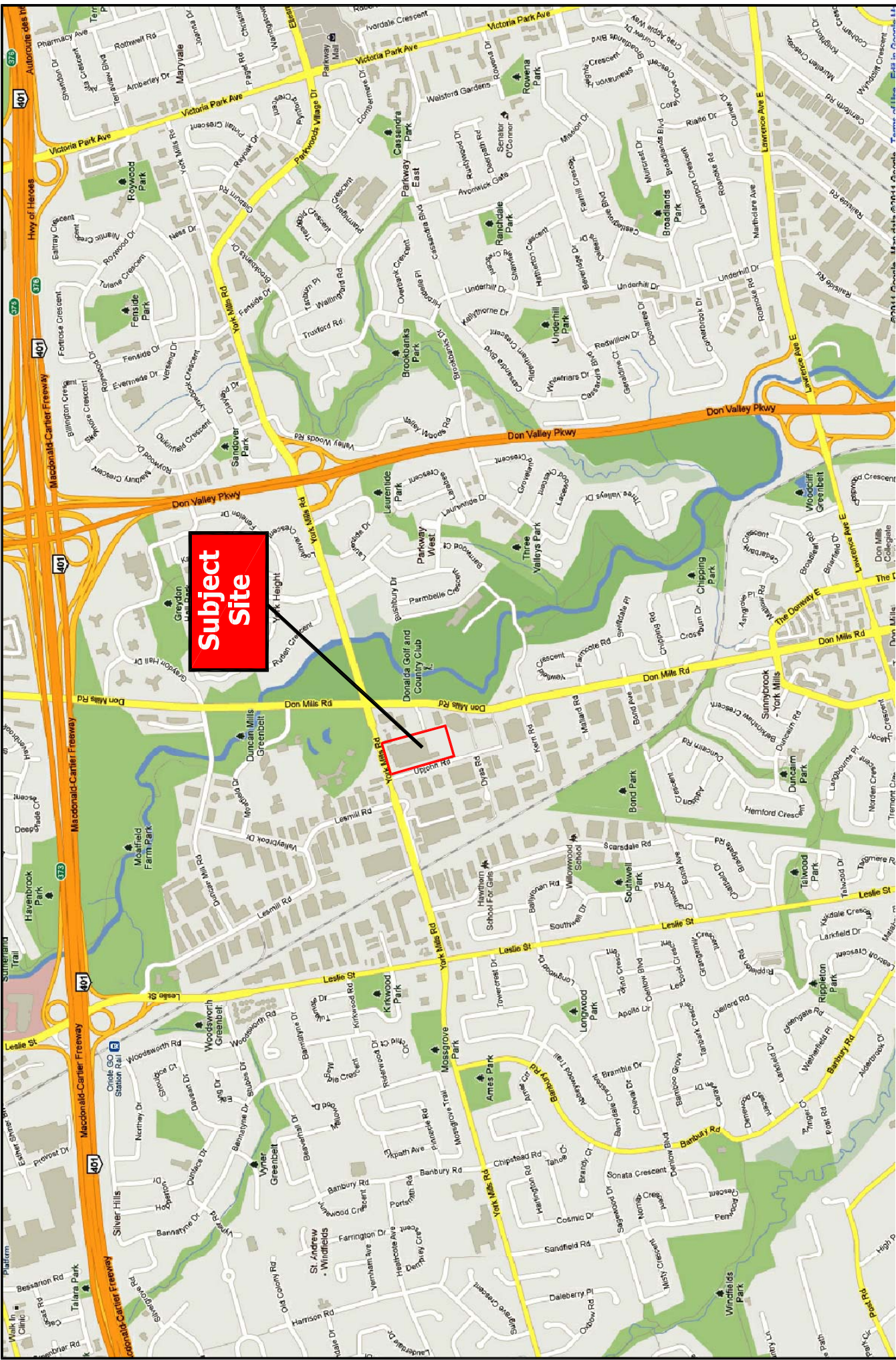


Lindsay Dale-Harris M.Sc.Pl., MCIP, RPP

LDH/kah:jobs

cc: 2141805 Ontario Inc.

Ms. Merle MacDonald, City Clerk Office, Planning and Growth Management



Subject Site

Location Map Attachment 1