

November 7, 2012

Our File No.: 12-0372

**Via Email**

Planning and Growth Management Committee  
10<sup>th</sup> Floor, West Tower, City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2

**Attention: Merle MacDonald, Secretariat**

Dear Sirs/Mesdames:

**Re: PG19.5 – Official Plan/Municipal Comprehensive Reviews – Draft Policies and Designations for Employment  
299 Campbell Avenue**

We are solicitors for 299 CA Development Inc., the owner of the property known municipally as 299 Campbell Avenue in the City of Toronto (the “Subject Property”). We are writing to express our client’s concerns regarding the above-noted matter and the preliminary recommendation that the Subject Property be designated as *Retail Employment Areas*. Given the preliminary nature of the staff report, it does not completely describe the mix of uses in the area, including the townhomes to the south of the Subject Property, or address the opportunity to increase non-residential uses on the Subject Property.

The Subject Property, which is slightly over a half acre in size, is located at the southeast corner of Campbell Avenue and Dupont Street. It is currently occupied by a one-storey commercial building (approximately 20,000 square feet), which would require significant upgrades for long-term viable use.

On August 28, 2012, our client submitted official plan amendment and zoning amendment applications in respect of the Subject Property to permit an 18-storey mixed use building comprised of 270 residential units, 4 live-work units and almost 3,300 square metres (~35,500 square feet) of non-residential floor area. Our client also met with the local councillor prior to submission as well as members of the local community. Initial feedback from the community is in support of the proposed redesignation.

While these applications would permit residential uses on the Subject Property, they would also **increase** the overall non-residential gross floor area (by 1.5 times) and the number of jobs on the Subject Property, while providing an opportunity for live-work units. The proposed

redesignation of the Subject Property, therefore, is in keeping with the City's goals of stimulating new employment growth in the City and mixing uses on certain lands.

For all of these reasons, the preliminary recommendation that the Subject Property be designated as *Retail Employment Areas* is not appropriate. We would appreciate receiving notice of any decision or public meetings regarding the above-noted matter. Please do not hesitate to contact us if any additional information is required.

Yours very truly,

**Goodmans LLP**

A handwritten signature in dark ink, appearing to read "D. Bronskill", with a stylized flourish at the end.

David Bronskill

DJB/

cc: Client

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