



November 7, 2012

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

Attention: Ms. Merle MacDonald, Committee Administrator  
City Clerk's Department

Dear Sirs/Mesdames,

**Re: Planning and Growth Management Committee  
Agenda Item PG19.5 – November 8, 2012  
City of Toronto Official Plan Review and Municipal Comprehensive Review  
Draft Policies and Designations for Employment**

We are the planning consultant for Neamsby Investments Inc. ("Neamsby"), the owner of lands known municipally as 1845 Birchmount Road ("Site") in the City of Toronto.

We are writing today in follow-up to our previous letter of November 2011 that the Site be considered for re-designation to Mixed Use Area as a part of the City's Official Plan Review and Municipal Comprehensive Review.

The request to exempt the Site from the City's "Employment Area" designation has not been recommended as a part of the recent set of City Staff recommendations ("*Planning for a Strong and Diverse Economy: Official Plan/Municipal Comprehensive Reviews – Draft Policies and Designations for Employment*").

In respect of this Site, City Staff have suggested (page 8 of Attachment 5 of the October 23, 2012 report), that:

"Although the Municipal Comprehensive Review has not been completed, 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 *Core Employment Areas*."

In this regard, our planning assessment differs from that of staff and we would respectfully **request that this Committee direct staff to further explore the owner's request in the context of a Mixed Use Area designation.**

For consideration of the Committee, we would note and highlight the following:

1. The Site is bounded on the south, east and northeast sides by low scale residential uses.
2. The existing 14,500 square metre, single storey industrial building on the Site has had a consistent history of being largely vacant for the last several years and is used for warehousing purposes on a periodic basis.
3. The owner remains prepared to explore permissions for including uses permitted in Employment Areas within either single use or mixed use buildings on the Site, as part of a re-designation of the Site to Mixed Use Areas. The owner has pursued similar experiences with such mixed uses in other locations.

Our client is available to meet with your staff to discuss their interests and experiences in greater detail.

We appreciate the Committee's favourable consideration of this request.

We trust that you will find the above of some assistance in your consideration of this matter. Should you have any questions, please contact the undersigned.

Yours truly,  
Opus Management Inc.



Paul J. Stagl, MCIP, RPP  
President

cc: Mr. Richard Tripodi, The Remington Group Inc.  
Mr. R. Peddigrew, The Remington Group Inc.

Mr. P. Bain, MCIP, RPP, Project Manager, Toronto Official Plan Review