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VIA EMAIL

Chairman and Members
Planning and Growth Management Committee
City of Toronto
100 Queen St W, City Hall
10th Floor, West Tower
Toronto ON M5H 2N2

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

Dear Sirs/Mesdames,

**RE: Planning for and Strong and Diverse Economy: Official Plan/Municipal
Comprehensive Reviews - Draft Policies and Designations for Employment
Agenda Item PG19.5
1001 Ellesmere Road**

We are the solicitors for The Goldman Group and Goldman Ellesmere 2 Developments Inc., who are the beneficial and registered owners of property known municipally as 1001 Ellesmere Road in the City of Toronto (the "Site"). The Site is located on the south side of Ellesmere Avenue, immediately west of the MetroLinx/GO/CNR and Scarborough LRT tracks. The Site is approximately 2.6 hectares (6.42 acres) in area is currently occupied by vacant 191,000 square foot industrial building (formerly occupied by Van-Rob Inc., a metal-stamping assembly plant which ceased operations in 2008). The building has been vacant since 2008 despite significant efforts by our client to secure a major industrial tenant.

Our client had previously sent correspondence to City Planning staff on November 16, 2011 requesting that the Site be redesigned to *Mixed Use Area* from *Employment Area*, as part of the City's Five-Year Official Plan Review/Municipal Comprehensive Review.

We have reviewed City Planning staff's recommendations and directions set out in the above-noted report, specifically pages 41-42 of Attachment 5, which relate to the Site.

Despite our client's request to have the Site redesignated, we note that City staff's preliminary assessment is that the Site "should be retained for employment uses and be designated as Retail

Employment Areas". In this regard, the preliminary assessment provided by City staff does not contain detailed reasons for its preliminary assessment.

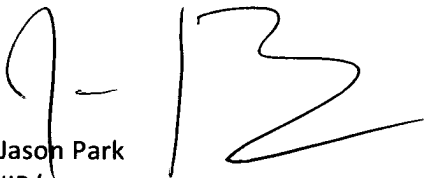
It is our opinion that the redesignation of the Site to *Mixed Use Areas* is more appropriate and would be consistent with the policy direction recommended by the August 27th, 2012 staff report regarding "Employment Uses Policies", to allow residential mixed-use development on the edges of *Employment Districts* near rapid transit stations. Given the proximity of the Site to the Ellesmere RT Station (located immediately to the east of the Site), and its location on a major road at the edge of the *Employment District*, we are requesting that City staff revisit its preliminary assessment and give strong consideration to redesignating the Site to *Mixed Use Area*. It should also be noted that the lands to the immediate north (location of a four-storey Leisure World senior's facility), to the north east, and to the east, which have similar relationships to the SRT Station and the GO Line, are already designated as *Mixed Use Areas*. In our opinion, this is a logical and supportable land use designation.

Further, our client requests that in the short and medium terms, the existing retail/commercial and industrial land use permissions, including but not limited to warehousing and distribution facilities, continue to apply to the Site.

Accordingly, we would ask the Planning & Growth Management Committee to recommend not adopting City staff's preliminary assessment for the Site but to recommend redesignating the Site to *Mixed Use Areas* and to allow the existing retail/commercial and industrial land use permissions to continue to apply to the Site.

Thank you for your consideration of this request. If you have any questions regarding the above, please do not hesitate to contact the undersigned at 416.863.4786.

Yours very truly,
Fraser Milner Casgrain LLP


Jason Park
JIP/ss

c.c. Councillor Michael Thompson
Joe Nanos, Manager, Community Planning
Paul Bain, Project Manager, Policy & Research, City Planning
Anna Czajkowski, Senior Planner, Policy Planning
The Goldman Group

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