

November 6, 2012

Project No. 11180

Planning and Growth Management Committee  
c/o Ms. Merle MacDonald  
10<sup>th</sup> Floor, West Tower, City Hall  
100 Queen Street West  
Toronto, Ontario M5H 2N2

Dear Chair Milczyn and Members of Committee:

**Re:   *Five-Year Official Plan Review / Municipal Comprehensive Review  
Draft Policies and Designations for Employment  
Committee Item 2012.PG19.5  
4665 Steeles Avenue East/3447 Kennedy Road (Rear)***

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We are planning consultants to Global Fortune Real Estate Development Corporation with respect to the above-noted matter; Global Fortune is the owner of the two subject properties.

We have reviewed the Staff recommendations and directions set out in the October 23, 2012 Staff report (specifically, pp. 63-64 and 103-104 of Attachment 5), and we wish to provide the following comments.

We note that Staff's preliminary assessment is that the lands "should be retained for employment uses and be designated as Retail Employment Areas". In this regard, the preliminary assessment provided by Staff does not contain detailed reasons for staff's determination. It is our opinion that the redesignation of the property at 4665 Steeles Avenue East to *Mixed Use Areas*, as requested by our client, would be consistent with the policy direction recommended by the August 27, 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 immediate proximity of the site to the GO Milliken Station and its location on Steeles Avenue at the edge of the District, we are requesting that Staff revisit its preliminary assessment in this context. Our client also requests that existing retail commercial and industrial land use permissions continue to apply to the subject lands.

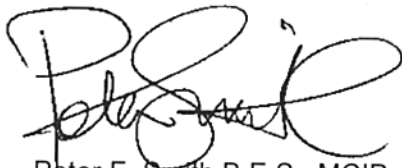
Further, the City of Markham has actively recognized the changing land use demands in the area through its recent Milliken Main Street Secondary Plan, which would permit 1,900 residential units and 55,000 square metres (600,000 square feet) of commercial uses directly across Steeles Avenue from the subject lands. In our

opinion, the Toronto Official Plan should ensure congruency between the adjacent municipalities in terms of area land use permissions.

Recognizing that the recommendation to Planning and Growth Management Committee is to endorse the preliminary assessments and draft policy directions as the basis for further consultation, we look forward to having additional discussions with staff prior to final recommendations coming forward to Planning and Growth Management Committee and Council in 2013.

Thank you for your consideration of the foregoing comments. Should you require any additional information, please do not hesitate to contact me or Louis Tinker of our office.

Yours very truly,  
**Bousfields Inc.**



Peter F. Smith B.E.S., MCIP, RPP

PFS/kah:jobs

cc:     *Mr. Bruce McMinn, Global Fortune*  
          *Councillor Mike del Grande*  
          *Mr. Paul Bain, Toronto Planning*  
          *Mr. Paul Zuliani, Toronto Planning*  
          *Mr. Renrick Ashby, Toronto Planning*