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DUNDEE REALTY CORPORATION
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December 9, 2013

Via: Registered Mail

Members of City of Toronto Council
City Hall, 100 Queen Street West
Toronto, Ontario
M5H 2N2

Dear Sirs and Mesdames:

Re: **Official Plan and Municipal Comprehensive Review Employment Lands
Policies and Designations (OPA 231) 2075 Kennedy Road, Dundee Realty
Corporation**

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We are the owner of the property located northeast of Highway 401 and Kennedy Road, municipally known as 2075 Kennedy Road (the "site"). The site is currently developed with an office building as well as structured and surface parking.

We have reviewed the proposed OPA 231 and understand that the City intends to designate the site as Core Employment. We have concerns with the proposed policies to limit the retail and office development (over 10,000 sm) on the site. Specifically, existing policies 4.6(2) and 4.6(3) would permit a range of retail uses from small to large scale, whereas the proposed policies would restrict retail uses to small-scale ancillary retail only. In terms of office, the current policies would permit any size office building on the site, whereas the proposed OPA 231 directs large offices of over 10,000 sm to locations within 500 metres of an existing or approved and funded subway station. These policies would restrict the development potential of the site.

In addition, given the context of the site, which includes office buildings and approved residential development directly to the east, we believe that residential uses should be permitted on the site. We are amenable to a site-specific policy that would require a minimum amount of employment uses or jobs on the site in order to permit the residential units.



DUNDEE
REALTY
CORPORATION

We respectfully request that OPA 231 be deferred as it applies to the site so that we may have the opportunity to discuss our concerns with staff and the local Councilors.

We appreciate your consideration of our submission. Should you require any additional information or wish to discuss this submission further, please do not hesitate to contact me.

Yours very truly,
Dundee Realty Corporation

Victor Settino
VP, Commercial Development

c.c. Andrew Reial – Dundee Realty Corporation
Michael Bissett – Bousfields Inc.