



June 19, 2013

Project No. 12155

Planning and Growth Management Committee
c/o Frances Pritchard
10th Floor, West Tower, City Hall
100 Queen Street West
Toronto, Ontario M5H 2N2

Dear Planning and Growth Management Committee Members

**Re: June 20, 2013 Planning and Growth Management Committee Meeting
Item PG25.6 - Preliminary Assessments of Additional Conversion Requests
39 Wynford Drive, Toronto**

We are planning consultants to Brookfield Financial with respect to its property located at 39 Wynford Drive, at the southeast corner of Wynford Drive and Gervais Drive (the “subject property”).

We previously filed a letter (dated November 19, 2012) requesting the redesignation of the subject property from *Employment Areas* to *Mixed Use Areas* as part of the Official Plan Review/Municipal Comprehensive Review process.

We have reviewed the report dated May 21, 2013 (“Official Plan/Municipal Comprehensive Review: Preliminary Assessment of Additional Conversion Requests”) which recommended redesignation of the subject property to *Core Employment Areas* along with an applicable site and area specific policy. The report also contained similar recommendations for adjacent properties at 15 Gervais Drive and 1200 Eglinton Avenue East.

While we are supportive of the additional permitted uses proposed as part of the *Core Employment Areas* designation and site and area specific policy, it remains our opinion that the subject property should be redesignated to *Mixed Use Areas* to provide for a full range of uses including office and residential.

In our opinion, retaining the lands within a *Core Employment Areas* designation is contrary to Recommendation 1(e) of the August 27, 2012 report which recommended allowing for a mix of uses including residential development on district edges near rapid transit stations. In this regard, the subject property is located within a “major transit station area” in proximity to the proposed Don Mills station on the Eglinton-Crosstown LRT line and is located at the periphery of the employment district.

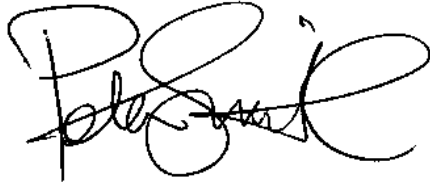
In our opinion, there is a need to coordinate land use planning and the direction in the Growth Plan to provide for a mix of uses and increased densities in "major transit station areas" given the considerable investment being made in the Eglinton-Crosstown LRT line.

Please advise us of any decisions Planning and Growth Management Committee or City Council make with regards to the subject property.

Should you require any additional information, please do not hesitate to contact me or Sasha Lauzon of our office.

Yours very truly,

Bousfields Inc.



Peter F. Smith, MCIP, RPP

*cc: Kerri Voumvakis, City of Toronto
Dave Lacey, Brookfield Residential Property Services
Nicholas Kendrew, Brookfield Financial*