

June 19, 2013

Project No. 12123

Planning and Growth Management Committee  
c/o Frances Pritchard  
10<sup>th</sup> 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  
1681 Eglinton Avenue East and 24 & 30 Mobile Drive, Toronto**

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We are planning consultants to Parkway Automotive Investment Ltd. with respect to their properties at 1681 Eglinton Avenue East and 24 and 30 Mobile Drive, located on the south side of Eglinton Avenue East, west of Bermondsey Road (the “subject property”).

We previously filed a letter (dated October 17, 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 *Retail Employment Areas* (1681 Eglinton Avenue East) and *Core Employment Areas* (24 and 30 Mobile Drive). The report also contained similar recommendations for the adjacent properties at 1695 Eglinton Avenue East and 15 & 23 Mobile Drive.

While we are supportive of the additional permitted uses proposed as part of the *Retail Employment Areas* designation, 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 the *Retail Employment Areas* and *Core Employment Areas* designations 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 Bermondsey station on the Eglinton-Crosstown LRT line and is located at the periphery of the employment district.

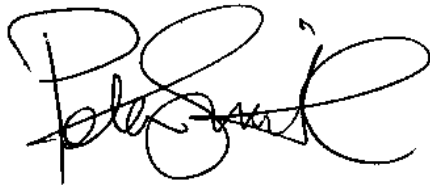
In our opinion, there is a need to coordinate land use planning and the direction in the Growth Plan to provide for a mix of uses and increased densities in "major transit station areas" given the considerable investment being made in the Eglinton-Crosstown LRT line.

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*  
*Rick McGraw, Parkway Automotive Investment Ltd.*