

June 19, 2013

**EMAIL** (pgmc@toronto.ca)

Planning and Growth Management Committee  
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Dear Planning and Growth Management Committee Members,

**RE: June 20, 2013 Planning and Growth Management Committee Meeting Item PG25.6 – Official Plan Review/Municipal Comprehensive Reviews: Preliminary Assessments of Additional Conversion Requests – 15 Gervais Drive, Toronto M3C 3S2**

Dillon Consulting Limited has been retained as planning consultants to the Ontario Federation of Labour with respect to their property municipally known as 15 Gervais Drive (the “subject property”).

We have previously submitted a letter (dated March 18, 2013) requesting a redesignation of the subject property from *Employment Areas* to *Mixed Use Areas* and removal from the *Employment District* through the Official Plan Review/Municipal Comprehensive Review process.

We have reviewed the Staff Report (“Official Plan/Municipal Comprehensive Reviews: Preliminary Assessments of Additional Conversion Requests”, dated May 21, 2013) which recommended redesignation of the subject property to *Core Employment Areas* along with an applicable site and area specific policy.

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

It is our opinion that retaining the subject lands as *Core Employment Areas* is contrary to Recommendation 1(e) of the August 27, 2012 Staff Report (“Official Plan Review: Employment Uses Policies”) which recommended allowing for a mix of uses including residential development on district edges near rapid transit stations. The subject property is located in a *major transit station area* and is approximately 230 metres from the proposed Don Mills Crosstown LRT Station. The subject property is suitable for transit-

based intensification and a mixing of uses which will improve area walkability, the quality of the public realm, and access to amenities, while allowing the general employment use to be maintained.

It is our opinion that our request to redesignate the subject property *Mixed Use Area* and remove it from the *Employment District* is consistent with the transit-based intensification objectives of a *major transit station area*, conforms to the current planning policy regime, is an appropriate land use for the subject property and represents good planning.

We would like to be advised of any decisions the Planning and Growth Management Committee or City Council make with regards to the subject property.

Please feel free to contact me should you require additional information regarding our request.

Sincerely,



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