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Our File No. 95/1790

**VIA EMAIL (PGMC@TORONTO.CA)**

Planning and Growth Management  
Committee, Toronto City Council  
100 Queen Street, West, City Hall  
Toronto, Ontario  
M5H 2N2

Dear Mr. Chairman and Members of the Committee:

**Re: City of Toronto Municipal Comprehensive Review PG 28.2**

**15 North Queen Street**

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We are the solicitors for Pamlimar Investments & Enterprises Limited, owner of the above referenced property.

On behalf of our client, we would request that the Committee support a General Employment designation for 15 North Queen, as opposed to the Core Employment designation proposed.

The subject lands are contiguous with, and functionally linked with other lands proposed to be designated General Employment. The lands have frontage, visibility and access from North Queen, which is a major street. Accordingly, the lands are able to support a wide array of employment uses, including those uses proposed to be permitted only in the General Employment designation. In particular, an array of commercial uses can be appropriately accommodated on the parcel.

The lands are also functionally separated from the core employment area to the west by the rail corridor and physically separated from the lands to the south fronting on Wickman. Accordingly, allowing for additional commercial uses on the property will not have any destabilizing or negative impact on surrounding core employment lands.

Thank you for your consideration of these submissions.

Yours truly,

**FOGLER, RUBINOFF LLP**

*“Joel D. Farber”*

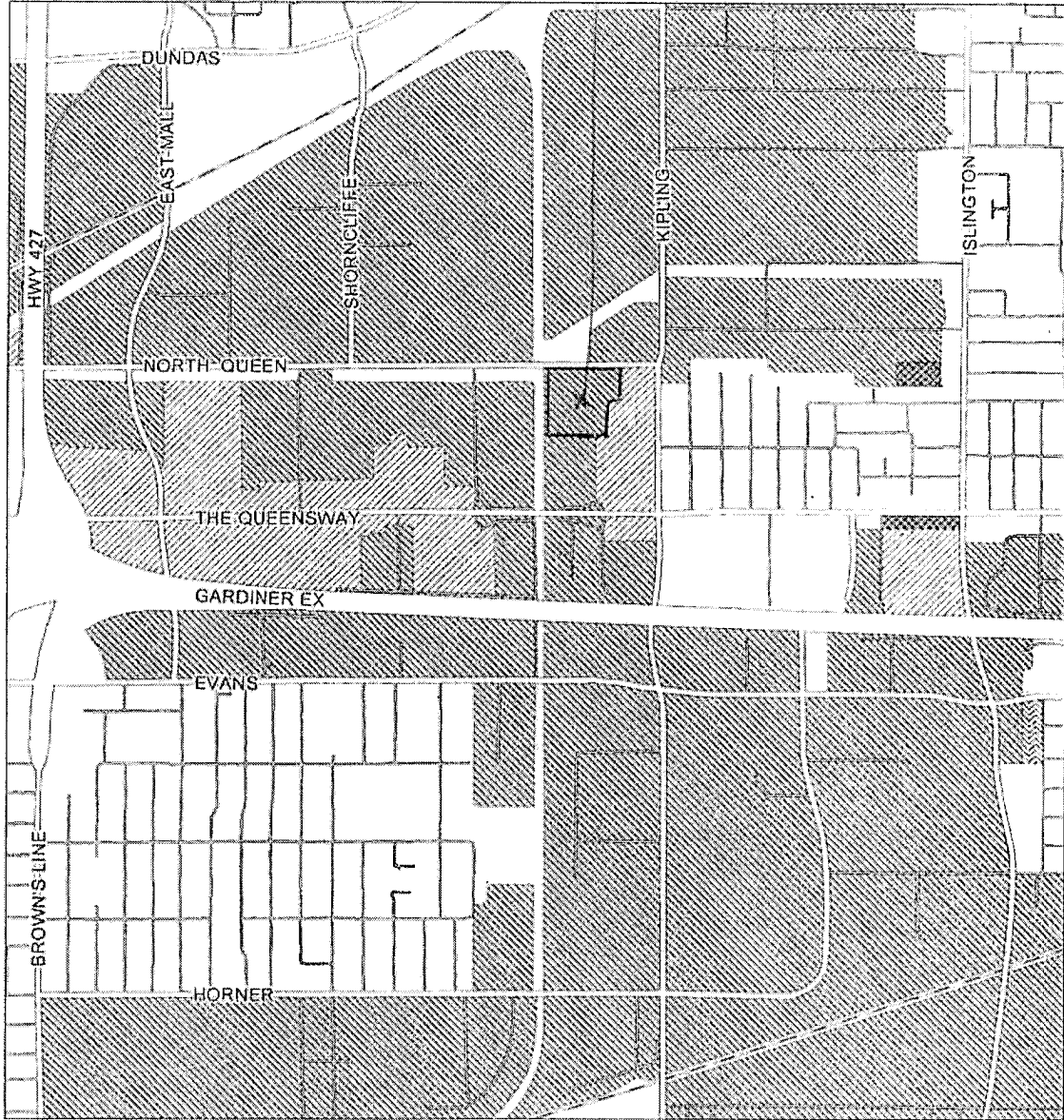
Joel D. Farber

JDF/ay

cc. client

Jeff Cantos, City Planning

15 North Queen  
 Subject  
 lands



**TORONTO** City Planning

Redesignate from 'Employment Areas' to Official Plan Designations Shown on Maps 1 to 48 inclusive

Map 40

- |                          |                          |                          |                   |
|--------------------------|--------------------------|--------------------------|-------------------|
| Neighbourhoods           | Parks & Open Space Areas | Employment Areas         | Utility Corridors |
| Apartment Neighbourhoods | Natural Areas            | Core Employment Areas    |                   |
| Mixed Use Areas          | Parks                    | General Employment Areas |                   |
| Regeneration Areas       |                          |                          |                   |



Not to Scale  
 10/30/2013