

November 15, 2013

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

Dear Chair and Committee Members:

Re: *November 21 Special Public Meeting*
Five-Year Official Plan Review/Municipal Comprehensive Review
Southeast Corner of Lawrence Avenue West and Benton Road
1235-1255 Lawrence Avenue West/3-23 Benton Road

We are planning consultants to G. Gagliano Properties Limited, the owners of lands totaling approximately 2.8 hectares (7 acres) located at the southeast corner of Lawrence Avenue West and Benton Road (the “subject property”). The property currently operates as offices for St. Joseph Communications, a related company to the owner.

We previously submitted a letter to the City on August 20, 2013, requesting redesignation of the subject property from *Employment Areas* to *Mixed Use Areas* as part of the Official Plan Review/Municipal Comprehensive Review process. In concert with this request, we also requested that the subject property be deleted from the *Employment District* on Map 2 (Urban Structure).

We have reviewed the City’s draft Official Plan Amendment (OPA) 231 which was released on October 31st. We note that the draft OPA proposes to designate the front portion of the subject property along Lawrence Avenue as *General Employment Areas* and the southern portion of the property as *Core Employment Areas*.

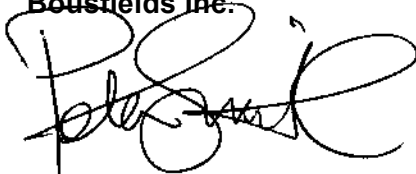
For the reasons set out in our letter of August 20, 2013, we wish to reiterate our request as noted above and to state our objection to draft Official Plan Amendment 231 as recommended by Staff.

We understand that staff’s recommendations as set out in draft Official Plan Amendment 231 will be considered at the Special Public Meeting of Planning and Growth Management Committee on November 21, 2013. Please include this letter as our official objection on behalf of G. Gagliano Properties Limited regarding staff’s

recommendations for the subject property at 1235-1255 Lawrence Avenue West/3-23 Benton Road.

Thank you for your consideration of the foregoing comments. Should you require any additional information, please do not hesitate to contact me or Alexandra Schaffhauser of our office.

Yours very truly,

Bousfields Inc.


Peter F. Smith, MCIP, RPP

cc: *Kerri Voumvakis – Director, Strategic Initiatives, Policy & Analysis*
Tony Gagliano – G. Gagliano Properties Limited