



BOUSFIELDS INC.

Project No.: 0892

November 18, 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 Milczyn and Members of Committee:

**Re: *Official Plan Review and Municipal Comprehensive Reviews:
Amendments to the Official Plan for Economic Health and
Employment Lands Policies and Designations and
Recommendations on Conversion Requests
865 York Mills Road***

We are planning consultants to 2141805 Ontario Inc. (Liberty) the owners of a 3.35 ha property located on the south side of York Mills Road at Upjohn Road (the Site) as shown on page 495 of Attachment 2 to Planning and Growth Committee Report PG28.2, dated November 5th 2013.

We have reviewed the Chief Planner's Recommendations as set out on pages 495 - 497 of Attachment 2 of that Report. We are writing at this time to advise the Committee that Liberty is both disappointed by, and objects to the recommendation that the above property be designated *General Employment Areas* in the proposed Official Plan Amendment.

The *General Employment Areas* designation fails to recognize the significant land use planning and economic benefits which would result from a *Mixed Use Areas* designation of the Site. Through its 2011 official plan amendment application, Liberty has made a commitment to increase employment by 7 times the existing level, and to tie the construction of residential units to the construction of office space, a commitment that can only be realized with a *Mixed Use Areas* designation. As Liberty is fully prepared to enter into binding agreements to link any approvals for the residential and office construction (which copies of executed linkage agreements Liberty has provided to the City for projects approved in other municipalities), we do not agree with the City's position that it has no immediate tools at its disposal to ensure that the proposed employment is phased in any particular way.

The proposed Official Plan Amendment also does not recognize the continued use of the existing uses on the Site and nor the excellent potential of the Site for employment intensification. It contributes little, if anything, to the economic growth of the City and does not take into account the significant increase in property tax revenues which would result with the proposed mixed use development. The *General Employment Areas* designation will continue to encourage an underutilization of this well located property, despite the fact that a commitment has been made to increase employment significantly which is made possible through the introduction of residential uses. The opportunities presented by the York Mills corridor for mixed-use intensification seem not to have been recognized.

For these reasons, on behalf of the owner, we must register an objection to the proposed Official Plan Amendment and the refusal of Liberty's conversion request.

Yours truly,

Bousfields Inc.



Lindsay Dale-Harris M.SC.(PI) FCIP, RPP

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c.c. Lezlie Phillips, Liberty Development Corporation