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

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.(Pl) FCIP, RPP

LDH/klh:jobs

c.c. Lezlie Phillips, Liberty Development Corporation