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Our File No. 13/6333

**VIA EMAIL ([pgmc@toronto.ca](mailto:pgmc@toronto.ca))**

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

Dear Sirs:

**RE: PG 28.2 Municipal Comprehensive Review – Employment Lands**

**AND RE: 950 Dupont Street – 1896841 Ontario Limited**

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We are the solicitors for 1896841 Ontario Limited, owner of the above-referenced lands, located at the north east quadrant of Dupont Street and Dovercourt Road. Our client has submitted correspondence to the OP Review team seeking a conversion of its land holdings on the north side of Dupont Street, east of Dovercourt from an employment designation, to a mixed use or regeneration area land use designation.

We have now had the opportunity to review the staff report in respect of the above noted item, and in particular the results of the Dupont Street study and the recommended policies. We disagree with the results of the staff analysis and specifically the recommendation that the lands between Ossington and Dovercourt are too shallow to allow for a mixed use development.

With appropriate site design, implementation and mitigation measures to address the rail corridor impacts, 950 Dupont has significant potential to accommodate a mixed use development, with residential uses overlooking and enhancing the Dupont Street frontage, with the continuation of and potential intensification of employment uses at the rear of the property.

We would therefore ask the Committee to approve an amendment to include the lands at 950 Dupont Street within Special Policy 212. Allowing the subject lands to be within Special Policy 212 would designate the lands Regeneration Area, but would not permit residential uses without being subject to those further planning processes contemplated in the Special Policy. Through the planning framework contained in Special Policy 212, including the completion of a Secondary Plan or Area Specific Policy, a more fulsome examination of the potential for the

subject lands to intensify and improve the streetscape on Dupont can be further examined and established in a manner that appropriately address the possibility of land use conflicts along the rail corridor.

Thank you for the opportunity to make these submissions.

Yours truly,

**FOGLER, RUBINOFF LLP**

*Joel D. Farber*

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cc. Client

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