



BOUSFIELDS INC.

Project No. 12123

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
*1681 Eglinton Avenue East and 24 & 30 Mobile Drive, Toronto***

We are planning consultants to Parkway Automotive Investment Ltd. with respect to its properties at 1681 Eglinton Avenue East and 24 and 30 Mobile Drive, located on the south side of Eglinton Avenue East, west of Bermondsey Road (the "subject property").

We previously filed letters (dated October 17, 2012, November 19, 2012 and June 19, 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 *Employment District* identification be deleted from the property.

We have reviewed the City's draft Official Plan Amendment (OPA) 231 which was released on October 31st, as well as the Staff Report dated November 5, 2013, including Attachment No. 2 (Final Assessments Of Requests To Convert Employment Lands). We note that the draft OPA 231 proposes to designate 1681 Eglinton Avenue East as *General Employment Areas*, and 24 and 30 Mobile Drive as *Core Employment Areas*.

For the reasons set out in our letters of October 17, 2012, November 19, 2012 and June 19, 2013, and for the reasons described below, we wish to reiterate our request to redesignate the subject site to *Mixed Use Areas* and to note our objection to the *General Employment Areas* and *Core Employment Areas* designations recommended by staff.

The staff report dated November 5, 2013 does not respond to the rationale provided in our letters, which focused on the planning and urban design benefits associated with mixed use intensification in proximity to the Bermondsey station on the Eglinton-Crosstown LRT line, opposite the residential community on the north side of Eglinton Avenue. The only new information provided by staff in Appendix 2 relates to the

potential for compatibility issues between residential and sensitive non-residential uses and impactful industries, including the following City of Toronto facilities: the Bermondsey Waste Transfer Station, the Bermondsey Yard and the emergency training centre operated by the HUSAR Unit (Heavy Urban Search and Rescue) of the Office of Emergency Management.

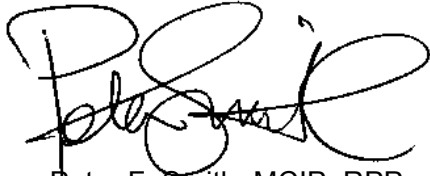
In this respect, we note that the Bermondsey Waste Transfer Station and Bermondsey Yard are located approximately 400-500 metres south of the subject property and are buffered from the lands to the north by a treed ravine. (The City report did not provide any details regarding the location of the HUSAR emergency training centre.) Moreover, there are existing residential uses to the north (on the north side of Eglinton Avenue) and the northwest (the Palisades condominiums) that are located at a similar distance from the City facilities as the subject property. Accordingly, there is no reason to anticipate that the proposed redesignation would result in additional compatibility issues beyond those that may already exist.

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 Parkway Automotive Investment Ltd. regarding staff's recommendations for the subject property at 1681 Eglinton Avenue East and 24 and 30 Mobile Drive.

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*
Rick McGraw, Parkway Automotive Investment Ltd.